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# 117 Stanley Park Avenue South, Liverpool L4 7XD

\*GUIDE PRICE £65,000+



- **Three bed end terrace with land with planning permission for another four bed terrace property**

**Description** A three bedroomed end terrace property in need of modernisation and repair and would be suitable for occupation, resale or investment purposes. The property benefits from land to the side with outline planning permission to erect a four bedroomed terrace property, together with plans to convert the existing property to a four bedroomed dormer, through permitted development. Plans are available at the auctioneers Offices. Planning Reference No: 150/2266



Not to scale. For identification purposes only

**Situated** Off Utting Avenue in a popular residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre

**Ground Floor** Hall, front living room, rear living room and kitchen

**First Floor** Three Bedrooms and bathroom/WC

**Outside** Gardens to the rear. Land to the side