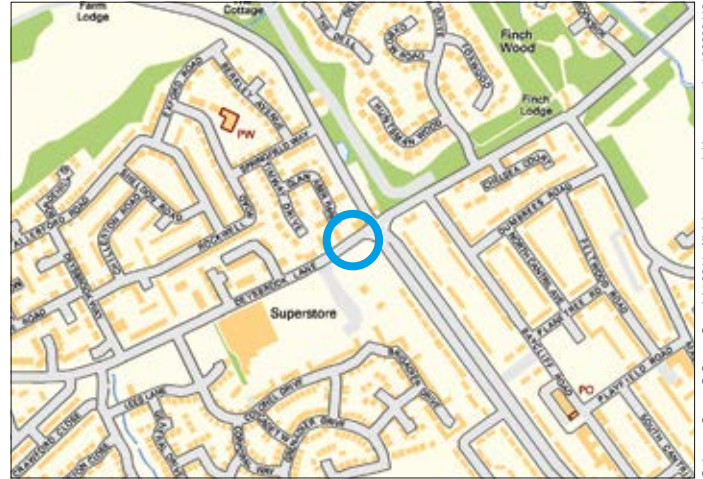


LOT
47

275 Deysbrook Lane, West Derby, Liverpool L12 4YF

*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

- **Two bedroomed character style cottage. Good sized corner plot. Double glazing. Central heating. Large rear garden. Off road parking. Potential for extension subject to gaining necessary consents.**

Description A two bedroomed character style cottage sat on a good sized corner plot and in need of some modernisation work. The property benefits from double glazing and central heating. There is a large garden to the rear, together with a plot of land to the side which provides off road parking. The property would be suitable for occupation or investment purposes with the potential to extend to the side or possibly erect a bungalow style property, subject to any necessary planning consents.

Situated Fronting Deysbrook Lane at its junction with Princess Drive and Croxteth Hall Lane in a popular and well established residential location within close proximity to local amenities, West Derby Village and approximately 7 miles from Liverpool city centre.

Ground Floor Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

Outside large Garden to the rear, Outhouse/WC Land to the side/ off road parking.

EPC Rating E

Note We have been advised by the vendor planning permission was originally granted for a two storey extension however this has now expired.