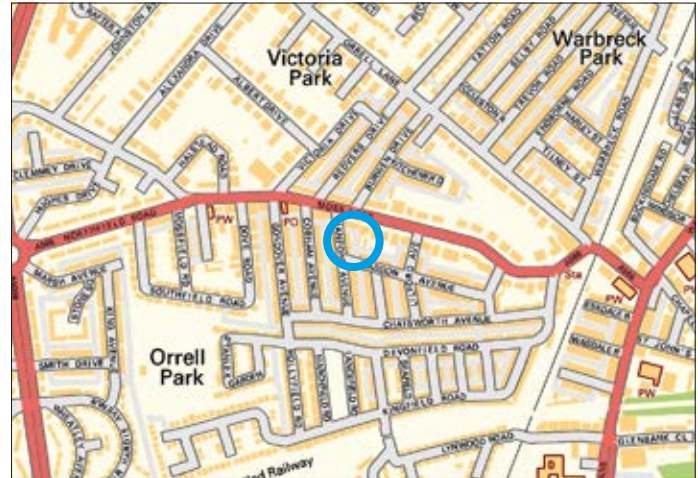


LOT

44

69 Moss Lane, Orrell Park, Liverpool L9 8AE

\*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **Mid terrace property, ground floor retail unit, rooms, kitchen and toilet facilities to the first floor. Potential residential conversion of the first floor – subject to consents.**

**Description** A two storey mid terrace property comprising a ground floor retail unit, which currently traded as a Beauty Parlour together with treatment rooms, kitchen and toilet facilities to the first floor. Following a scheme of refurbishment works the property would be suitable for a number of uses, to include residential conversion to the first floor subject to any necessary planning consents. The property benefits from steel electric roller shutters.

**Situated** Fronting Moss Lane (A566) in the popular and well established Orrell Park District approximately 5 miles of Liverpool city centre and a short distance to Orrell Park train station.

**Ground Floor Shop** Main Sales Area, Rear Room

**First Floor** Kitchen, two Rooms, WC

**Outside** Yard to Rear.