

LOT  
14

91 Green Lane, Stoneycroft, Liverpool L13 7BB

GUIDE PRICE **£70,000+**\*

DEVELOPMENT OPPORTUNITY

- Three storey mixed use property
- Development potential • Double glazing
- Central heating

A three storey mixed use mid terraced property comprising a ground floor retail unit together with accommodation to the first and second floors accessed via a separate front entrance. The property benefits from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for a number of uses, to include conversion to provide three self-contained flats or a retail unit with two self-contained flats or an HMO Investment opportunity, subject to any necessary consents.

**Situated** Fronting Green Lane in an established residential location within close proximity to Tuebrook and Old Swan amenities and approximately 3 miles from Liverpool city centre.

**Second Floor** Bathroom/WC, Bedroom, Open Plan Lounge/ Kitchen

**Outside** Yard to the rear

**Ground Floor Shop** Main Sales Area, Rear Room, Store Room, WC, Kitchen

**First Floor** Landing, Bathroom/WC, Bedroom, Kitchen, Living Room

