



- A substantial semi-detached offered with full planning to convert into six × one-bed self-contained flats

A redevelopment opportunity comprising a substantial semi-detached property arranged over three floors together with a basement benefiting from double glazing, gardens and a garage to the side. The property is currently stripped back to brick and benefits from full planning permission to convert to provide six × one-bed luxury self-contained flats. We are also advised a pre-application has been submitted for the basement to be converted into an additional unit, awaiting a decision. Once converted to provide six self-contained flats they can either be resold separately or let as an investment opportunity with a potential annual rental income of approximately £32,400 per annum. Planning Ref: DC/2019/01709

**Situated** Fronting Crosby Road South in a popular and well established residential location within close proximity to local amenities, schooling and transport links. Approximately 6 miles from Liverpool city centre.

**Basement** Not inspected.

**Ground Floor** Entrance Hallway – Various Rooms

**First Floor** Various Rooms

**Second Floor** Various Rooms

**Outside** Gardens front and rear and parking to the side.

