



A residential development opportunity with the benefit of planning permission to erect two three-bedrooms semi-detached houses. The property comprises a former dairy site which has been cleared with the exception of the perimeter walls. Each house is arranged over ground and first floors and benefit from rear and side gardens. The total internal floor area of each dwelling is 86.0m.

**Situated** The property is situated fronting Coventry Road within an extremely popular residential area, close to local amenities along Allerton Road and Smithdown Road.

Each house is arranged as follows:

**Ground Floor**

Hall, Living room, Dining area/Kitchen, WC 43.5m.

**First Floor**

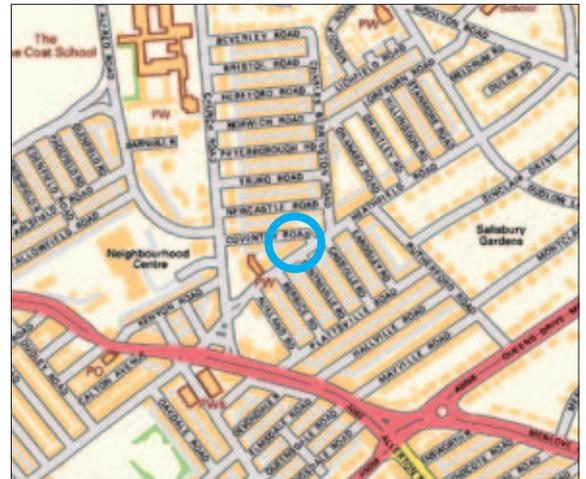
Three Bedrooms, Bathroom. 42.5m.

**Outside**

Rear and side gardens.

**Planning**

Planning permission was granted by Liverpool City Council on 24th February 2014 under planning reference 130/2856.



Not to scale. For identification purposes only

