

LOT

36

# 154b College Road, Crosby, Liverpool L23 3DP

## VACANT COMMERCIAL

\*GUIDE PRICE £110,000+



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Not to scale. For identification purposes only

A three storey dormer style middle terraced property which currently provides ground floor office accommodation together with a two-/three-bedroomed flat to the upper floors. The ground floor would be suitable for a number of uses, subject to any relevant planning consents. We are advised that planning permission expired on the 5th March to convert the ground floor into a one bedroomed flat. The property benefits from double glazing, central heating, conservatory and a rear garden.

**Situated** Fronting College Road close to the junction with Coronation Road in a very popular

and well established residential location within close proximity to local amenities, Marine Football

Club and Blundellsands & Crosby Railway Station.

### Ground Floor

Main Entrance, Two Offices, Conservatory, Kitchen, Store/WC.

### First Floor

**Flat** Hall, Lounge, Kitchen, Dining Room/Bedroom, Bedroom, Bathroom/WC with Walk in Shower.

### Second Floor

1 Bedroom above.

**Outside** Rear Garden.

