

LOT
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42 Cedar Road, Whiston, Prescot, Merseyside L35 2XA

*GUIDE PRICE £80,000+



• Vacant former doctor's surgery with development potential

Description A modern single storey detached former doctor's surgery located on a large plot with parking for 12 vehicles. The property benefits from double glazing, central heating, air conditioning, secure CCTV, CAT 5 cabling, series 3200 fire alarm and electric roller shutters to the front and rear. The property currently has D1 use however would be suitable for a number of uses or possible conversion potential to provide 2 bungalows or a single dwelling, subject to gaining the necessary consents. In addition, the site has re-development potential for a small scheme of housing, extra bungalows or apartments subject to the necessary consents.

Situated In a central location off Cross Lane close by to Whiston hospital, Whiston train station, the M57 motorway and local amenities.

Ground Floor Entrance, Reception Area, Kitchen/Diner, Five Main Rooms, WC, Disabled WC.

Site Area 0.154 acres (6,708 sq ft or 623.2 sq m).

Outside Car parking for 2 vehicles at the front and 10 to the rear.

EPC Rating C