



- A substantial property currently providing 11 self contained apartments benefiting from central heating, double glazing, large front garden, sunhouse and off road parking.

**Description** A substantial semi-detached property currently providing 11 self-contained apartments benefiting from central heating, double glazing, large front garden, sun house and off road parking. The property benefits from full planning permission to convert the property to provide seven luxury apartments and the construction of two four-bedroom new build properties within the curtilage. Planning ref 13F/2607.

**Situated** Off Queens Drive in the heart of this established and leafy south Liverpool suburb. The property occupies a prominent position on this attractive tree lined lane which offers a selection of period properties of quality construction and design. Allerton Road and Calderstones Park are only a short distance away.

**Basement** Various Rooms.

**Ground Floor**

Main entrance hallway, Laundry Room. Sunhouse.

- Apt 1** Lounge/Bedroom, Kitchen, Bathroom/ WC
- Apt 2** Lounge, Kitchen, Bedroom, Bathroom/ WC
- Apt 3** Lounge/Bedroom, Kitchen, Bathroom/ WC
- Apt 4** Lounge/Bedroom, Kitchen, Bathroom/ WC

**Apt 5** Lounge/Bedroom, Kitchen, Bathroom/ WC

**First Floor**

- Apt 6** Lounge/Bedroom, Kitchen, Bathroom/ WC
- Apt 7** Lounge, Kitchen, Bedroom, Bathroom/ WC
- Apt 8** Lounge, Kitchen, Bedroom, Bathroom/ WC
- Apt 9** Lounge, Kitchen, Bedroom, Bathroom/ WC

**Second Floor**

- Apt 10** Lounge, Kitchen, Bedroom, Bathroom/ WC
- Apt 11** Lounge, Kitchen, Bedroom, Bathroom/ WC

**Outside** Large front garden and off road parking.

