



DAVID CURRIE & Co.
Real Estate and Asset Consultants

For Sale



**Sunnyside
Cowley Hill Lane
St Helens
WA10 2AR**

- **Development Opportunity with Planning Permission**
 - **Prestigious Location**
 - **Freehold**

0151 556 1500

www.davidcurrie.co.uk

Location

The Property is located on the sought-after Cowley Hill Lane and overlooks Victoria Park.



Description & Planning Permission

****DEVELOPMENT OPPORTUNITY**** An exciting development opportunity to either RENOVATE this period home or indeed replace the property with 2 NEW homes with planning permission in place P/2020/0708/FUL for replacement of the existing building (Sunnyside) with two contemporary (approx. 1900 sq ft) three storey four-bedroom family homes.

Offers

We are inviting offers for the property and any offer should be accompanied by proof of funds.

Tenure

Freehold.

Price

Offers in excess of £385,000.

Further Details & Viewings

Should you require any further information please do not hesitate to contact the following details:

Liam Currie (07798 700233)

liam@davidcurrie.co.uk

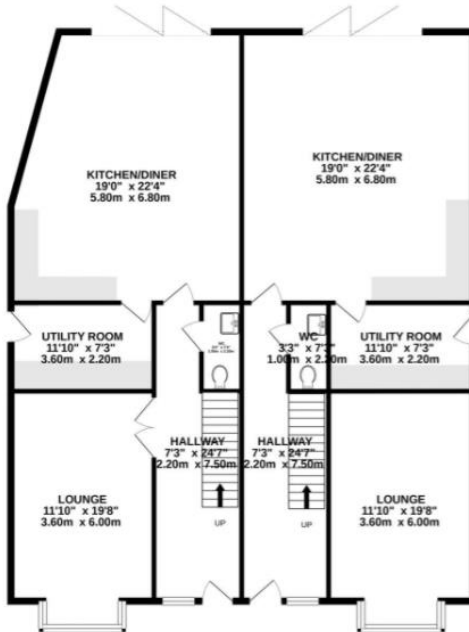
Photograph Schedule



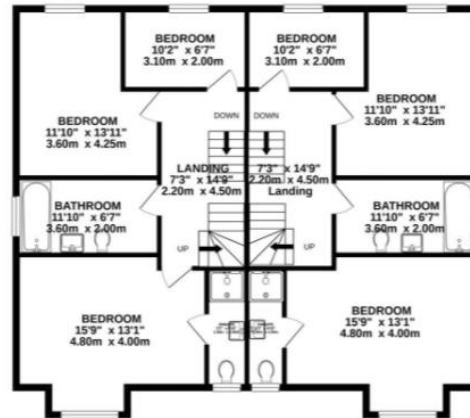


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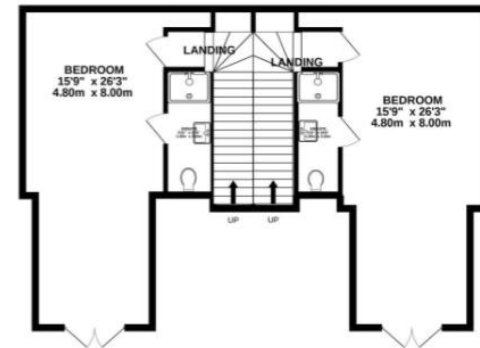
GROUND FLOOR
1793 sq.ft. (166.5 sq.m.) approx.



1ST FLOOR
1222 sq.ft. (113.5 sq.m.) approx.



2ND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 3823 sq.ft. (355.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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