



- **Substantial four storey Grade II listed double fronted detached property converted to provide 14 self-contained flats. Good sized plot.**

**Description** A fantastic development opportunity comprising a substantial four storey Grade II listed double fronted detached property, sat on a good sized plot and dating back to 1845. The property has been converted to provide 14 self-contained flats. Once modernised the flats would be suitable for individual sale or investment purposes with a potential rental income of in excess of £79,000.

**Situated** The property stands on a large well proportioned plot on Park Road North adjacent to the Bowling Greens and Park Centre in an established residential area close to Birkenhead town centre and on the outskirts of Birkenhead Park, within close proximity to local amenities and transport links.

**Accommodation**

Main Entrance

**Flat 1** Hall, Living Room, Kitchen, Two Bedrooms, Bathroom/WC **Flat 2** Hall, Living Room, Kitchen, Two Bedrooms, Bathroom/WC **Flat 3** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC **Flat 4** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC **Flat 5** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC **Flat 6** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC **Flat 7** Hall,

Living Room, Kitchen, Bedroom, Bathroom/WC **Flat 8** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC **Flat 9** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC **Flat 10** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC **Flat 11** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC **Flat 12** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC **Flat 13** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC **Flat 14** Hall, Living

Room, Kitchen, Bedroom, Bathroom/WC **Flat 15** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC **Outside** Front and Rear Gardens with Footpaths, Communal Car Parking.



Not to scale. For identification purposes only

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FLAT NUMBER	FLOOR AREA
Flat 15	47 sq.m
Flat 14	56 sq.m
Flat 12	59 sq.m
Flat 11	50 sq.m
Flat 10	59 sq.m
Flat 9	50 sq.m
Flat 8	59 sq.m

FLAT NUMBER	FLOOR AREA
Flat 7	50 sq.m
Flat 6	44 sq.m
Flat 5	49 sq.m
Flat 4	53 sq.m
Flat 3	49 sq.m
Flat 2	73 sq.m
Flat 1	73 sq.m