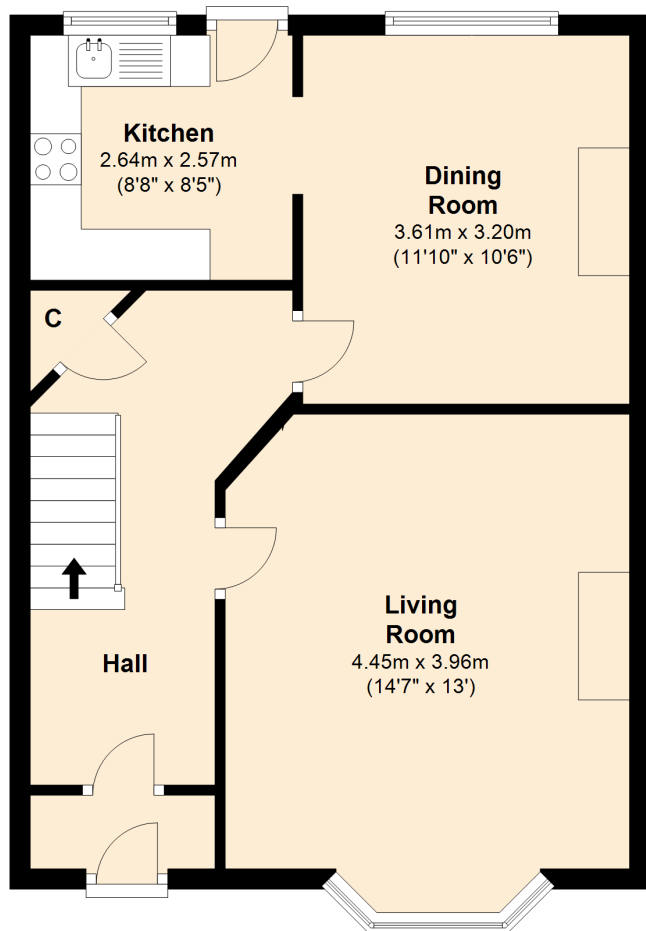


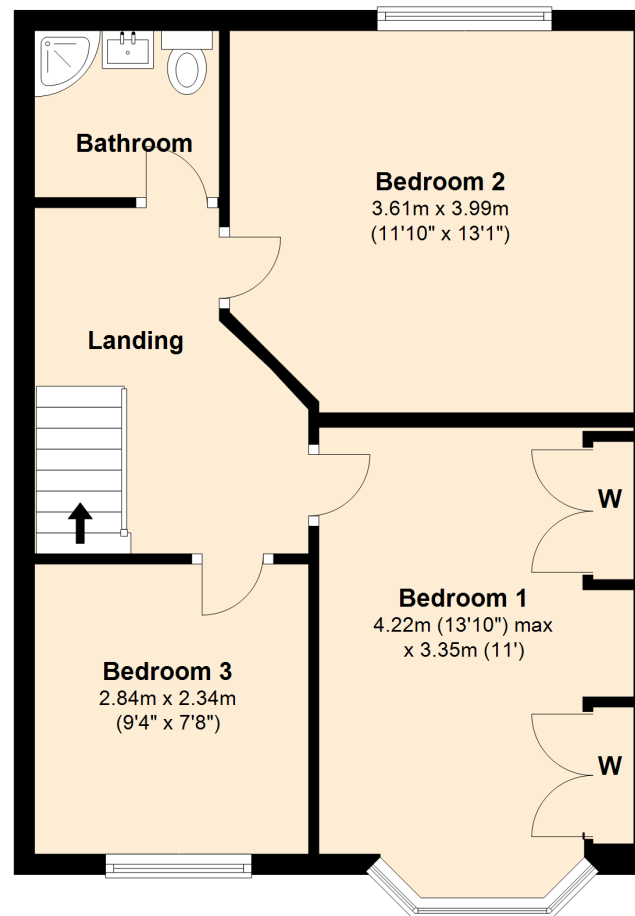
### Ground Floor

Approx. 50.2 sq. metres (540.4 sq. feet)



### First Floor

Approx. 47.4 sq. metres (510.3 sq. feet)



Total area: approx. 97.6 sq. metres (1050.8 sq. feet)

This floorplan has been designed and completed by Valentines Estate Agents.

Plan produced using PlanUp.

**26 Eaton Avenue, Wallasey, CH44 0AH**