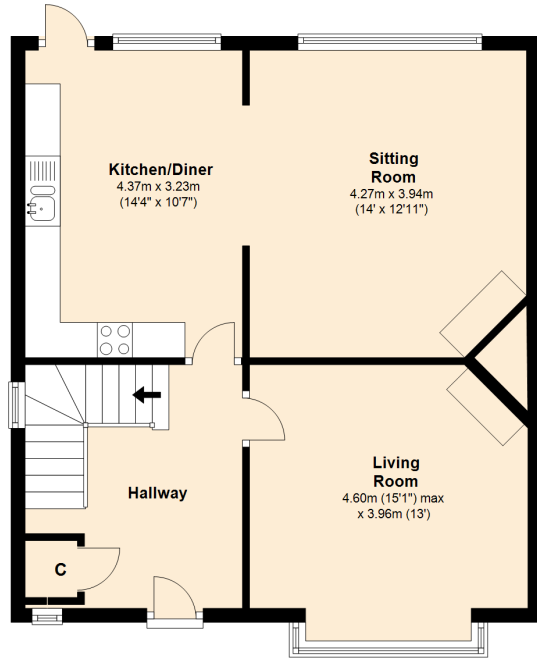


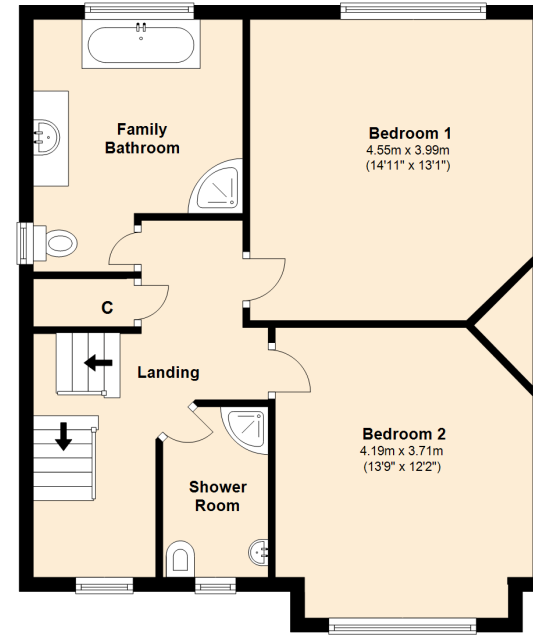
### Ground Floor

Approx. 60.2 sq. metres (647.8 sq. feet)



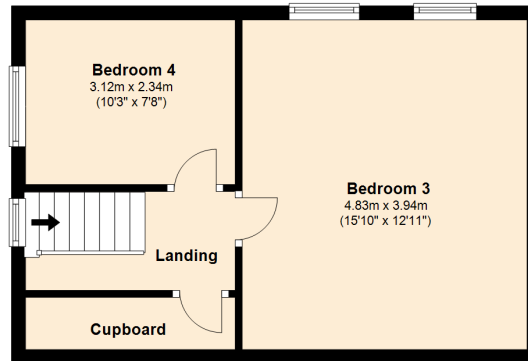
### First Floor

Approx. 59.7 sq. metres (643.0 sq. feet)



### Second Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



Total area: approx. 153.7 sq. metres (1654.5 sq. feet)

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

Plan produced using PlanUp.

17 St James Road, New Brighton, Wirral, CH45 9LR