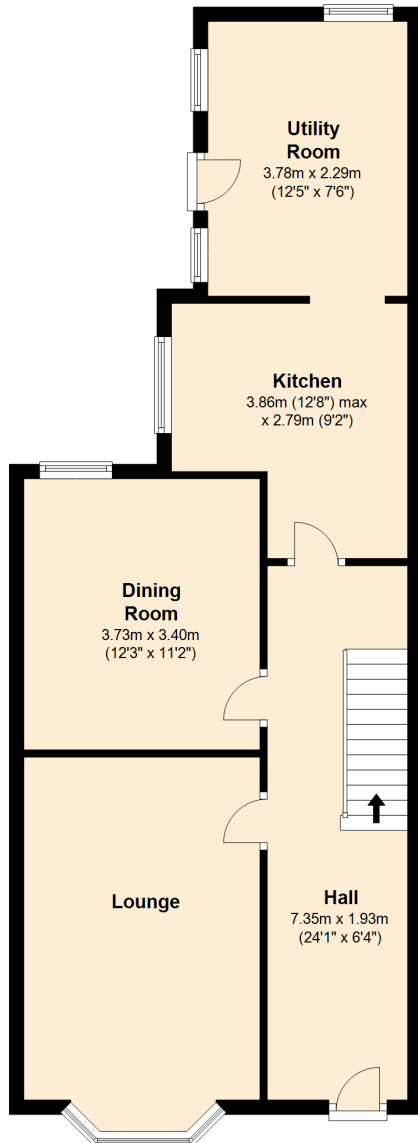


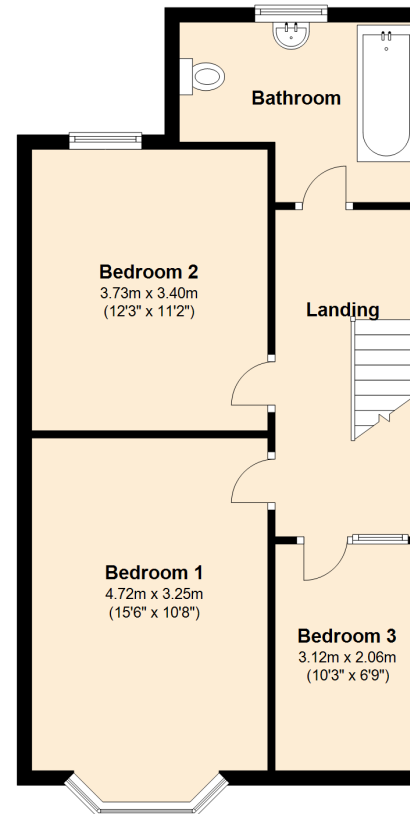
## Ground Floor

Approx. 62.0 sq. metres (667.7 sq. feet)



## First Floor

Approx. 52.1 sq. metres (560.4 sq. feet)



Total area: approx. 114.1 sq. metres (1228.1 sq. feet)

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

Plan produced using PlanUp.

**9 Oxtou Road, Wallasey, CH44 4ET**