

LOT

87

18 Rock Park, Birkenhead, Merseyside CH42 1PJ

VACANT RESIDENTIAL

Guide price **£120,000+**

Not to scale. For identification purposes only

Ordinance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A substantial Georgian Style Grade II detached property set back in its own grounds with views over the estuary and within a designated conservation area. The premises comprise an 11 bedroomed house suitable for a variety of uses, and which also benefits from planning permission to convert the existing into six two-bedroomed flats. The

property has suffered severe fire damage throughout.

Situated

The property forms part of a Private Residential Park situated on the west bank of the River Mersey.

Basement

Kitchen, two Stores, Laundry Room and WC.

Ground Floor

Hall, four Bedrooms, two Reception Rooms, Kitchen, three WCs, Washroom.

First Floor

Seven Bedrooms, two Bathrooms, WC, Washroom.

Outside

Front & Rear Gardens and Parking for approximately 9–10 cars.