



- **Substantial georgian style grade ii detached property**
- **Benefits from planning permission to convert into 6x2 bedroomed flats**

Description A substantial Georgian Style Grade II detached property set back in it's own grounds with views over the estuary and within a designated conservation area. The premises comprise of an 11 bedroomed house suitable for a variety of uses, and which also benefits from planning permission to convert the existing into 6x2 bedroomed flats. Planning Ref: APP/11/00101. The property has suffered severe fire damage throughout.

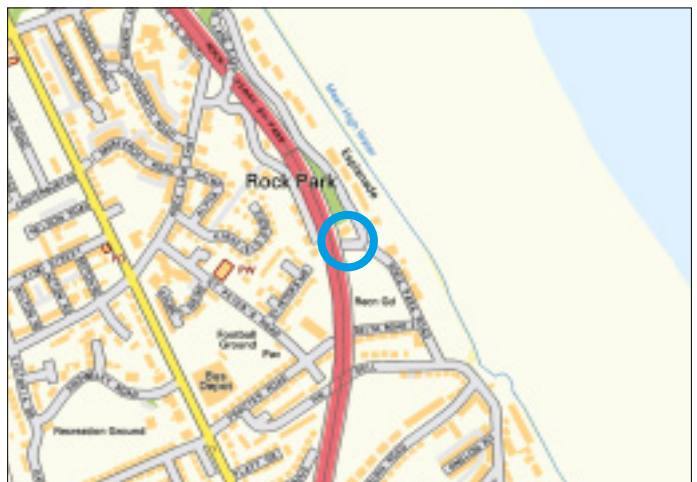
Situated The property forms part of a Private Residential Park situated on the west bank of the River Mersey.

Basement Kitchen, 2 Stores, Laundry Room and WC.

Ground Floor Hall, 4 Bedrooms, 2 Reception Rooms, Kitchen, 3 WC's, Washroom.

First Floor 7 Bedrooms, 2 Bathrooms, WC, Washroom.

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



Not to scale. For identification purposes only