



FOR SALE

32-34 Kingsland Road
Birkenhead
CH42 9NW

- 12 self-contained flats within 2 Victorian semi-detached houses.
- Close to Birkenhead Town Centre.
- Development opportunity.
- Suitable for a number of uses, subject to planning.

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Location

The property fronts onto the north easterly side of Kingsland Road in the Oxtan area of Birkenhead on the Wirral Peninsula. Birkenhead Town Centre is situated approximately 1 mile to the north, whilst Liverpool City Centre is located approximately 3 miles to the northwest via the Mersey Tunnels.

The Property

The property comprises two Victorian semi-detached two storey former private dwelling houses, now converted and configured for use as twelve self-contained flats. There is need or scope for maintenance and general refurbishment throughout.

Immediately in front of the buildings is a pedestrian pathway between a small garden area which is mainly grass surfaced with a reasonably large garden area to the rear with a proportion providing tarmac surfaced car parking provision.

Accommodation

Measured electronically on web based Ordnance Survey mapping, the site has a total surface area of:-

1,305 sq. m (0.322 acres)

Tenure

The premises are held Freehold with full vacant possession.

EPC

The EPC ratings range from C to E. Further details available upon request.

Rates

Interested parties should make their own enquiry of Wirral Borough Council's Rating Department on 0151 606 2002 or www.wirral.gov.uk

Price

£450,000.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd.

Contact: Tom Pearson

Tel: 0151 207 9339

Email: tom.pearson@skrealestate.co.uk

