

LOT  
**58**

ON BEHALF OF A HOUSING ASSOCIATION

23–25 Balls Road, Prenton, Merseyside CH43 5RF

GUIDE PRICE **£415,000+**\*

VACANT RESIDENTIAL

### Description

Two semi-detached three storey houses now converted and configured for use as a twenty bedroom care home. The rear of the property has been extended by way of a reasonably large two storey extension. The property is in need of refurbishment and modernisation and would be suitable for a number of potential uses, subject to gaining the necessary consents. Total Approx GIA: 769 sq.m (8,277 sq ft)

### Situated

Fronting Balls Road which is off Woodchurch Road in a popular and well established location close to local amenities and transport links. Prenton town centre is approximately 1 mile away.

### Ground Floor

Hall, Lobby, two × Lounge, Laundry Room, WC, Study Room with En Suite Shower Room/WC, Snug, Shower Room, Dining Room, Kitchen, WC, Two Bedrooms, WC, Reception Room, Store, Lift

### First Floor

Eleven Bedrooms, Office, four Bathroom/WCs, two Shower Room/WCs

### Second Floor

Eight Bedrooms, four Bathroom/WCs

### Outside

Parking area, Garden

### EPC Rating

C

### Council Tax Band

B

