

**6 Hoylake Road**  
, Birkenhead, Wirral, CH41 7BX

**£117,500**

# Property Features

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- Three Bed Mid Row Family Home
- Two Bathrooms and Downstairs WC
- Council Tax Band A
- EPC Rating C



## Full Description

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This three bedroom modern mid row home has been well maintained throughout and benefits from, two bathrooms with one being ensuite plus a downstairs WC, sunny rear garden and parking to the rear. Situated in a sought after area, great for transport links and a good selection of shops and schools. Also being within easy reach of the M53 Motorway and tunnel access to Liverpool. The property briefly comprises: hallway, lounge, dining kitchen and a WC to the ground floor. To the first floor are the three bedrooms with the master having an en-suite and a family bathroom. uPVC double glazing, gas central heating, allocated parking at rear and gardens. Being sold with no ongoing chain, this is a fantastic investment opportunity or home for a first time buyer; be quick not to miss out!

Please note, photos were taking before current tenant moved in.

### INFORMATION

Currently having a tenant in situ, paying rent of £650pcm and would love to stay if possible making this a fantastic buy to let investment. However, the property can be sold without a tenant if preferred.

### HALLWAY



**LIVING ROOM**

18' 1" x 10' 0" (5.51m x 3.05m)



**DOWNSTAIRS WC**



**DINING KITCHEN**

13' 1" x 10' 1" (3.99m x 3.07m)



**FURTHER VIEW**



**LANDING**



**BEDROOM ONE**  
10' 0" x 10' 0" (3.05m x 3.05m)



**EN-SUITE**



**BEDROOM TWO**  
10' 0" x 6' 1" (3.05m x 1.85m)



**BEDROOM THREE**  
7' 0" x 6' 1" (2.13m x 1.85m)



**BATHROOM**  
6' 1" x 6' 0" (1.85m x 1.83m)



**REAR GARDEN**



**OFF ROAD PARKING AT REAR**





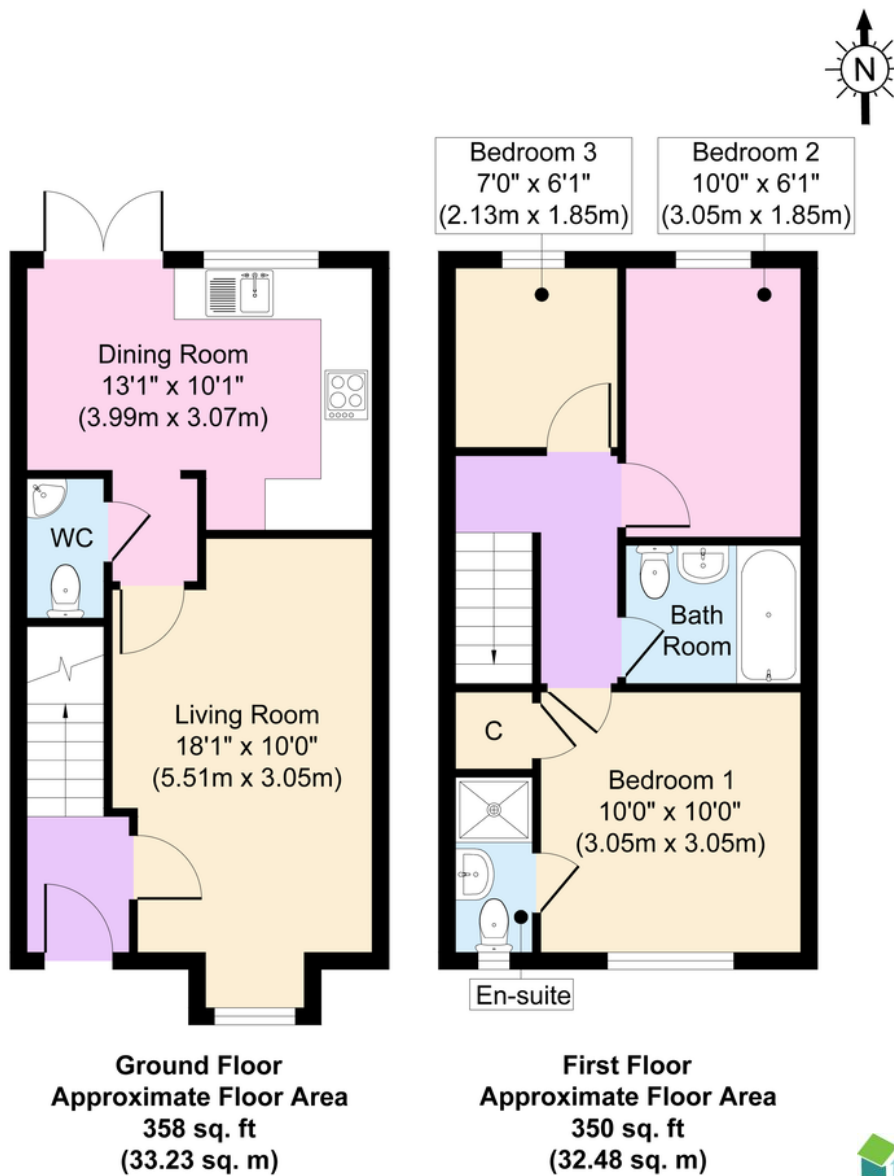
Property Misdescriptions Act 1991. For clarification, Harper & Woods Estate Agents wish to inform prospective purchasers that we have not tested any of the appliances or the heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

Any mention of appliances, equipment, fixtures, fittings or services unless specifically stated are not included in the sale of the property. We cannot verify that these are fit for purpose or in full working order, as they have not been tested by ourselves. You are advised to gain specialist independent reports if you have any hesitations.

Measurements, areas and distances provided are an approximate only. They are for general guidance and should not be relied upon for furnishings, flooring or any other outstand.

The chosen photographs only illustrate perspectives of the properties interior and exterior as they appeared at the time they were taken.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		81
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements