



Total area: approx. 56.9 sq. metres (612.6 sq. feet)
For illustration purposes only - not to scale

Merlin Road, Birkenhead, CH42 9QH

£91,250

1 Bedroom 1 Reception 1 Bathroom

****1 Bedroom Apartment - Ideal First Time Buy Or Investment - Sold With No Chain!****

Hewitt Adams is pleased to offer to the market this well presented modern Flat located on Merlin Road in Birkenhead.

The property would be ideal for anyone looking to get on the property ladder as **FIRST TIME BUYERS** or even would be suitable for **INVESTMENT** given the high demand for rentals in this area.

This **FIRST FLOOR** property affords: entrance hall, lounge diner, kitchen, 1 double bedroom and a bathroom.

A short distance from transport links and shops, and convenient for those working across the Wirral or over in Liverpool.

With gas central heating, double glazing and one allocated secure parking space.

Sold with **NO ONWARD CHAIN!** Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into:

Hall

Power points, radiator, cupboard

Bedroom One

11'9" x 9'10" (3.59 x 3.00)

Double glazed window, radiator, power points, wardrobes

Bathroom

Comprising shower over bath, low level W.C, wash hand basin, part tiled walls

Lounge

14'0" x 20'6" (4.27 x 6.25)

Double glazed windows, radiator, power points, doors into the kitchen

Kitchen

9'5" x 8'3" (2.89 x 2.54)

Wall and base units, inset sink, integrated appliances, double glazed window

EXTERNALLY

1 allocated and secure parking space.

Communal garden areas.

Service charge

£1134 PA

