

8 The Cross, Neston, Cheshire, CH64 9UB

Tel: 0151 3368171

lettings@vistaabode.com

www.andrewsestates.co.uk



9 Brill Street, Birkenhead, Wirral CH41 8DJ
Price £97,500

Perfect First Time Buy Or Investment

No Onward Chain

VISTA ABODE are delighted to offer For Sale this Three Bed Terraced House with 3 Double Bedrooms 2 Reception Rooms, Kitchen Diner, Bathroom and Enclosed Yard to the rear. . In brief the property comprises three good sized bedrooms, lounge, dining room, kitchen, and Bathroom. Some of the rooms have been recently decorated and new flooring to the kitchen.

Within walking distance of local shops and amenities. The property is conveniently located within a short distance of Liverpool City Center and is close to local transport links, and the M53 Motorway making this well-maintained home a perfect choice for first-time buyers or young families.

Externally there is plenty of on street parking and a good sized yard to the rear.

Early viewing is highly recommended to appreciate the size and potential of this property.

Early Viewings are Advised!!!

PLEASE CALL VISTA ABODE 0151 336 8171

Entrance Hall

Wooden entrance door, radiator, stairs to the first floor, doors to the lounge and dining room.

Lounge 13'1" x 11'8" (3.99 x 3.58)

Double glazed window to the front aspect, meter cupboard and radiator.

Dining Room 12'0" x 11'0" (3.66 x 3.35)

Double glazed window to the rear aspect through to kitchen

Kitchen 9'6" x 12'5" (2.91 x 3.81)

Having a range of wall and base units with roll edge work surfaces incorporating a stainless steel sink and drainer unit with mixer tap over, integral oven and hob with hood over, wall mounted combination boiler, space and plumbing for a washing machine, space for a fridge freezer, space for a table and chairs, double glazed windows and door to the side aspects.

Bedroom One 15'5" x 11'1" (4.70 x 3.38)

Two double glazed windows to the front aspect and radiator.

Bedroom Two 10'0" x 11'11" (3.05 x 3.63)

Double glazed window to the rear aspect and radiator.

Bedroom Three 7'1" x 9'8" (2.16 x 2.95)

Double glazed window to the rear aspect and radiator.

Bathroom

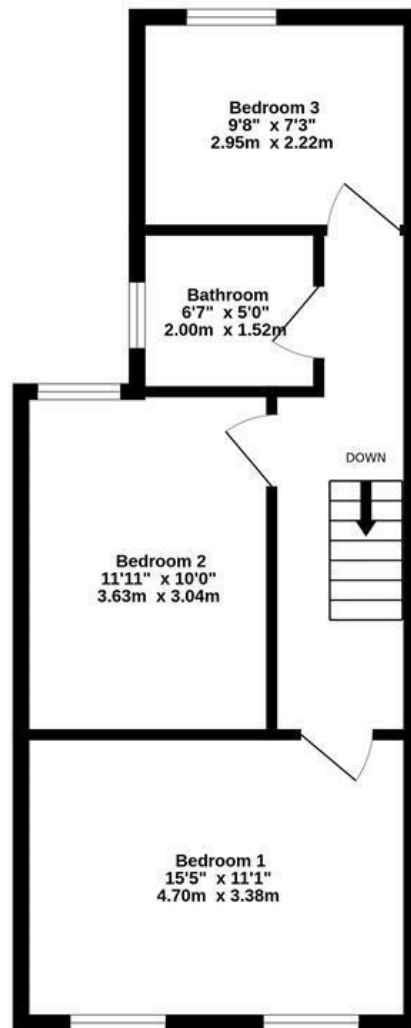
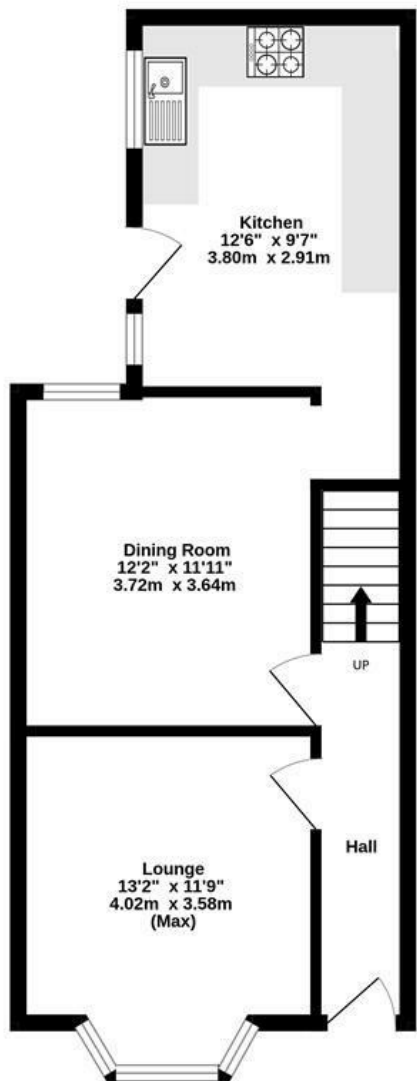
Three piece suite comprising bath with shower head attachment and shower screen, wash hand basin, WC, chrome heated towel rail and a frosted double glazed window to the side aspect.

Outside

Enclosed rear yard with gated access.







BRILL STREET, BIRKENHEAD

While every attempt is made to ensure the accuracy of this floorplan, measurements are approximate only and no responsibility is accepted by Metropix ©2023 in relation to any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	