



## 12 Falkland Street, Birkenhead, CH41 0BD

£725



@ThePlace is pleased to offer this well maintained 2 bed terraced property in excellent condition and move in ready.

On entrance there is a small porch which leads in to the large living room with a feature fire place and large bay window. You are then welcomed into another reception room, perfect for another living or dining space. The kitchen is at the rear of the property, complete with modern units and an integrated oven, hob and extractor fan. This allows access to the well maintained courtyard.

Upstairs the property offers a very light, spacious, double bedroom at the front of the property and a smaller second bedroom. The bathroom is very modern, offering a walk in shower cubicle. On street parking is available just outside the front of the property, while also having easy access to both Birkenhead and Liverpool city centre through local public transport links.

