



**Merlin Road, Birkenhead, CH42 9QG**



**welcome to**

**Merlin Road, Birkenhead**

ATTENTION INVESTORS! Ideal opportunity to add to your portfolio! Well-presented three-bedroom Semi-Detached House with en-suite, rear garden and off street parking situated on the ever popular Merlin Road, having excellent transport links across Wirral, to Liverpool and beyond. NO ONWARD CHAIN!



## Property Details

Jones & Chapman is delighted to offer For Sale this well presented three-bedroom Semi-detached property situated on the popular Merlin Road, CH42. The accommodation is spacious throughout briefly comprising of lounge, WC and fitted kitchen to the ground floor and three bedrooms, family bathroom and en-suite to the upper floors. Externally the property benefits form a generous mature garden to the rear and off-street parking to the front aspect. Due to the location, an array of local amenities can be found within close proximity to the property. Viewing is advised to appreciate what this property and its location has to offer. Being sold with a tenant in-situ paying £900 pcm. Call now to arrange a viewing, by appointment only.

## Downstairs W.C

Comprising WC and wash hand basin.

## Lounge

12' 10" x 14' 11" ( 3.91m x 4.55m )

Double glazed French door and two windows to the rear. Television connection point.

## Kitchen

6' 1" x 15' 9" ( 1.85m x 4.80m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit with mixer tap and complementary work surfaces. Electric oven and gas hob with cooker-hood above, space for a washing machine and space for an under counter fridge. Double glazed window to the front.

## First Floor Landing

With access to the following rooms.

## Bedroom One

12' 11" x 16' 9" ( 3.94m x 5.11m )

Double glazed window to the rear and walk-in wardrobe. Access to the en-suite shower room.

## En-Suite shower room

Comprising bath, shower cubicle, wash hand basin and WC.

## Bedroom Two

12' 1" x 12' 11" ( 3.68m x 3.94m )

Double glazed radiator to the rear and radiator.

## Bedroom Three

6' 2" x 12' 10" ( 1.88m x 3.91m )

Double glazed window to the front and radiator.

## Bathroom

Comprising bath, wash hand basin and WC.



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## **Merlin Road, Birkenhead**

- Fantastic Investment Opportunity
- Currently rented at £900pcm
- Three Bed Semi-Detached House
- Driveway & Garden to Rear
- Council Tax Band: B

Tenure: Leasehold EPC Rating: C

# £129,995



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
PTN114003 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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