



Mallory Road, Birkenhead, CH42 6QR

welcome to

Mallory Road, Birkenhead

Impressive First Time Buyer and Home Mover Opportunity! This Immaculately Presented Three Bedroom Semi-Detached house is ready for you to drop your bags and move in to. Call us today to book your viewing and avoid disappointment! NO ONWARD CHAIN!



Property Description

Jones and Chapman are delighted to bring to market this fabulous Three Bedroom Semi-Detached property located on the ever-popular Mallory Road. You'll benefit from various local amenities, as well as food and drink hotspots and excellent transport links that will take you across the Wirral or over the water to the city of Liverpool.

For those football fans amongst us, Tranmere Rovers Football ground is a short walk away. Mallory Road is located perfectly for the catchment areas of several schools for primary and secondary ages.

Upon entering the property, you are greeted with a spacious hallway leading to the lounge and dining room, both presented with parquet flooring. Through to the immaculately presented kitchen, it is evident that the owner has taken great time and care in choosing a fitted kitchen to rival many.

The first-floor features three spacious bedrooms, all well-lit and fully carpeted. Completing the first floor is the tiled family bathroom with a three-piece suite.

Externally to the front, the property benefits from a driveway which is a real find on this road. To the rear, there is a well-presented rear garden laid with lawn and patio areas, ready for those summer BBQ's.

A must view to truly appreciate what's on offer, call us today to book your viewing and avoid disappointment!

Entrance Hall

Double-glazed window to the front and radiator. Parquet flooring and double-glazed frosted window.

Lounge

14' 4" x 10' 8" (4.37m x 3.25m)

Double glazed window, radiator and parquet flooring.

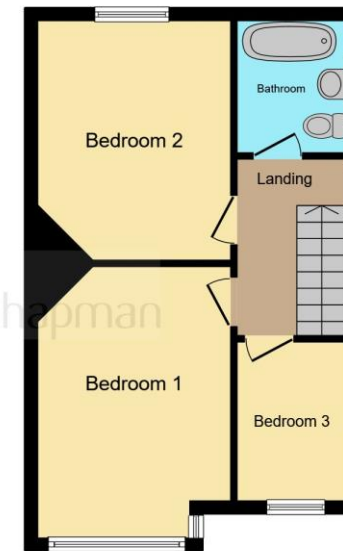
Dining Room

12' 4" x 10' 1" (3.76m x 3.07m)

Double glazed sliding patio doors leading to the rear garden. Radiator and parquet flooring.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Kitchen

9' 1" x 5' 8" (2.77m x 1.73m)

Well-appointed fitted kitchen comprising wall and base cupboards, stainless steel circular sink unit with mixer tap, complementary work surfaces and feature decorative tiled splash backs. Integrated electric oven and gas hob with cooker-hood above. Plumbing for a washing machine. Double glazed window and door giving access to the side.

First Floor Landing

From the entrance hall the staircase leads to the first-floor landing with a double-glazed frosted window. Doors leading to the bedrooms and bathroom.

Bedroom One

14' 4" x 10' 4" (4.37m x 3.15m)

Double glazed window and radiator.

Bedroom Two

12' 4" x 10' 6" (3.76m x 3.20m)

Double glazed window and radiator.

Bedroom Three

8' 3" x 5' 9" (2.51m x 1.75m)

Double glazed window and radiator.

Bathroom

Three-piece bathroom suite comprising bath with mixer tap, shower and screen. Pedestal wash hand basin with mixer tap and WC. Tiled walls and floor, radiator and double-glazed window.

Outside

With driveway to the front and rear garden.

To The Front

Paved driveway to the front and side gate giving access to the rear garden.

Rear Garden

The rear garden with paved patio area and lawn. Timber garden shed and timber fencing to boundaries.



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welcome to

Mallory Road, Birkenhead

- NO ONWARD CHAIN
- POPULAR RESIDENTIAL AREA
- OFF STREET PARKING
- IMMACULATELY PRESENTED
- COUNCIL TAX BAND: B

Tenure: Freehold EPC Rating: D

offers in excess of

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN114535 - 0010

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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