

# Grange Mount, Prenton, CH43 4XN



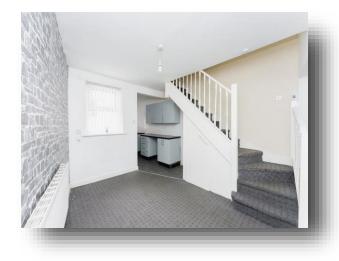
# welcome to

# Grange Mount, Prenton

No onward chain! Situated on the ever popular Grange Mount in Birkenhead is this two bedroom, mid-terrace home. Close to local amenities, reputable schools and great transport links, this is not one to be missed.













## **Property Description**

The perfect opportunity for a first-time buyer or investor to turn a house into a home. To the ground floor is a spacious living room through diner and kitchen. The first floor benefits from two good size bedrooms and a family bathroom. The rear of the property is an enclose rear yard to enjoy those summer months.

Offered with no onward chain, this property is not one to be missed!

#### Lounge

15' 7" x 13' 5" (  $4.75m \times 4.09m$  ) With double glazed window and radiator.

## **Dining Room**

13' 5" x 12' 7" ( 4.09m x 3.84m ) With double glazed window and radiator.

# Kitchen

11' 5" x 5' 11" (  $3.48m\ x\ 1.80m$  ) With double glazed window, wall and base units with work surfaces plus a radiator.

# Landing

# **Bedroom One**

15' 7" x 13' 8" ( 4.75m x 4.17m ) With double glazed window and radiator.

### **Bedroom Two**

12' 5" x 10' 7" (  $3.78m\ x\ 3.23m$  ) With double glazed window and radiator.

### Bathroom

With three piece suite, radiator and double glazed window.



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.





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# **Grange Mount, Prenton**

- Two Bed Mid-Terrace Home
- Central Location
- **Open Plan Living**
- No Onward Chain
- Council Tax Band: A

Tenure: Freehold EPC Rating: D

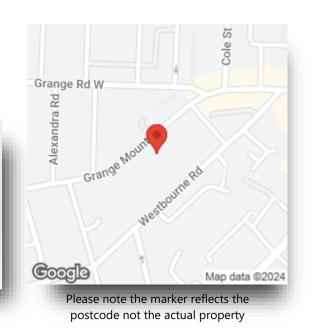
offers over

£79,995











Property Ref: PTN114861 - 0006 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.

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