



Merlin Road, Birkenhead CH42 9QG

welcome to

Merlin Road, Birkenhead

Notice of Offer: 49 Merlin Road, Birkenhead, CH42 9QG. We advise that an offer has been made for the above property in the sum of £145,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. Jones & Chapman 0151 608 2287.



Property Description

The ground floor offers a spacious kitchen diner, living room and downstairs WC. From the living room is access out to the low maintenance rear yard for the property. The first floor offers two bedrooms and a family bathroom. The second floor is where the master bedroom with walk-in wardrobe and en-suite shower room. The property also benefits from off-road parking.

Entrance Hall

UPVC door to the front and radiator.

Downstairs Washroom

Comprising wash hand basin, WC and radiator.

Lounge

14' 11" x 12' 11" (4.55m x 3.94m)

Double glazed window to the rear and radiator.
Double glazed French doors to the rear.

Kitchen

15' 7" x 6' 4" (4.75m x 1.93m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Integrated range cooker. Space and plumbing for washing machine and dish washer. Radiator and double-glazed window to the front.

First Floor Landing

Split level first floor landing with double glazed window to the front, two radiators and cupboard housing the water tank.

Bedroom Two

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

Double glazed window to the rear and radiator.

Bedroom Three

11' 10" x 6' 2" (3.61m x 1.88m)

Double glazed window to the front and radiator.

Bathroom

Three-piece bathroom suite comprising bath, wash hand basin and WC. Radiator.

Second Floor

Master Suite

18' 7" x 12' 11" (5.66m x 3.94m)

Restricted Height

Double glazed skylight to the rear, radiator and built-in wardrobe.

En-Suite Shower Room

Three-piece shower suite comprising shower cubicle, wash hand basin and WC. Radiator and double-glazed window to the front.

Outside

With off road parking to the front and rear yard.



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welcome to

Merlin Road, Birkenhead

- Three bedrooms mid-terraced home
- Off road parking
- En-suite shower room
- NO ONWARD CHAIN
- Council Tax Band: B

Tenure: Leasehold EPC Rating: C

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.

£145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN114940 - 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.

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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