



Somerset House, New Chester Road, Birkenhead CH42 1QB

welcome to

Somerset House New Chester Road, Birkenhead

Jones & Chapman are now in receipt of an offer for the sum of £63,000 for Flat 5 Somerset House, 630 New Chester Road, Birkenhead, CH42 1QB. Anyone wishing to place an offer on this property should contact Jones & Chapman. 349 Woodchurch Road, Prenton, 0151 608 2287 before exchange of contracts.



Property Description

Jones & Chapman are delighted to bring to market this 2 bedroom ground floor flat, located in the heart of Rock Ferry. Ideal for a single person or couple, you'll be well connected across the Wirral and to Liverpool with excellent transport links via bus and train.

The flat consists of 2 double bedrooms and a bathroom. Completing the property is an open plan lounge/fitted kitchen leading to patio doors. To the rear is communal parking.

Hallway

With radiator.

Kitchen/ Lounge

20' 7" x 10' 4" (6.27m x 3.15m)

Comprising to the lounge area, double glazed sliding patio door with blinds and radiator. The kitchen area comprising wall, base and drawer units, one and a half bowl sink and drainer unit with mixer tap and complementary work surfaces with tiled splash backs . Electric oven and gas hob with cooker-hood above. Central heating boiler. Tiled floor and double glazed window with blinds.

Bedroom One

13' 3" x 9' 9" (4.04m x 2.97m)

Double glazed window with blinds and radiator.

Bedroom Two

12' 3" x 9' 3" (3.73m x 2.82m)

Double glazed window with blinds and radiator.

Bathroom

Three piece bathroom suite comprising bath with mixer tap, shower over and screen. Wash hand basin with mixer tap and WC. Radiator and tiled floor.



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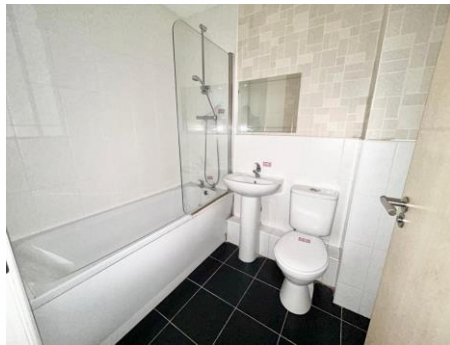
welcome to

Somerset House New Chester Road, Birkenhead

- No Chain
- Ground Floor
- Two Double Bedrooms
- Council Tax Band: A
- Open Plan Kitchen/Lounge

Tenure: Leasehold EPC Rating: C

£65,000



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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
PTN114976 - 0009

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.



Please note the marker reflects the
postcode not the actual property

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