



**Somerset House, New Chester Road, Birkenhead, CH42 1QB**

**welcome to**

**Somerset House New Chester Road, Birkenhead**

Public Notice: 7 Somerset House, New Chester Road, Birkenhead, CH42 1QB. We are acting in the sale of the above property & have received an offer of £57,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating C



### **Agents Note**

The registered title confirms the address as being 7 Newton Court, 1 Knowsley Road, CH42 1QG, however we have confirmed that the postal address to this property has since changed and the property is now identified as 7 Somerset House on New Chester Road, CH42 1QB

### **Kitchen/Lounge**

19' 4" x 11' 5" ( 5.89m x 3.48m )

Fitted kitchen, double glazed window and patio doors with radiator.

### **Bedroom One**

15' 4" x 9' 1" ( 4.67m x 2.77m )

With shower en-suite. Double glazed window and radiator.

### **Bedroom Two**

11' 2" x 9' 3" ( 3.40m x 2.82m )

Double glazed window and radiator.

### **Bathroom**

Three piece suite shower over bath, w/c and wash hand basin.

### **Kitchen/Lounge**

19' 4" x 11' 5" ( 5.89m x 3.48m )

Fitted kitchen, double glazed window and patio doors with radiator.



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## Somerset House New Chester Road, Birkenhead

- Two bedrooms
- Flat
- En-suite
- No Onward Chain
- Council Tax Band: B

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 May 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £60,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PTN115038 - 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.

  
jones & chapman



**0151 608 2287**



[Prenton@jonesandchapman.co.uk](mailto:Prenton@jonesandchapman.co.uk)



349 Woodchurch Road, Prenton, PRENTON,  
Merseyside, CH42 8PE



[jonesandchapman.co.uk](https://www.jonesandchapman.co.uk)