



**Priory Wharf, Birkenhead, CH41 5LD**

**welcome to**

**Priory Wharf, Birkenhead**

No onward chain! Tucked away in Priory Wharf is this two bedroom property boasting spacious living accommodation and fantastic views. Close to local amenities, reputable schools and great transport links, this is not one to be missed. Call now to arrange a viewing!



## Property Description

Upon entry to the property, the main living areas are set on the top floor whereas the bedrooms and bathroom are on the lower floor.

The living room is a fabulous open space with access out to the private balcony and access into the kitchen area. The balcony offers a quaint outside space to enjoy the morning sunrise or evening sunset. The bedrooms are both a double size with the main bedroom offering fitted wardrobes and access to a lovely patio space. The family bathroom is a well-presented three piece suite.

### Lounge

15' 10" x 14' 6" ( 4.83m x 4.42m )

Double glazed window with double glazed door leading onto balcony.

### Kitchen

10' 6" x 11' 1" ( 3.20m x 3.38m )

Fitted kitchen with wall base and drawer units, sink and drainer unit and work surfaces. Double glazed window.

### Bedroom One

14' 6" x 10' 6" ( 4.42m x 3.20m )

Double glazed window with double glazed door leading to patio. Fitted wardrobes.

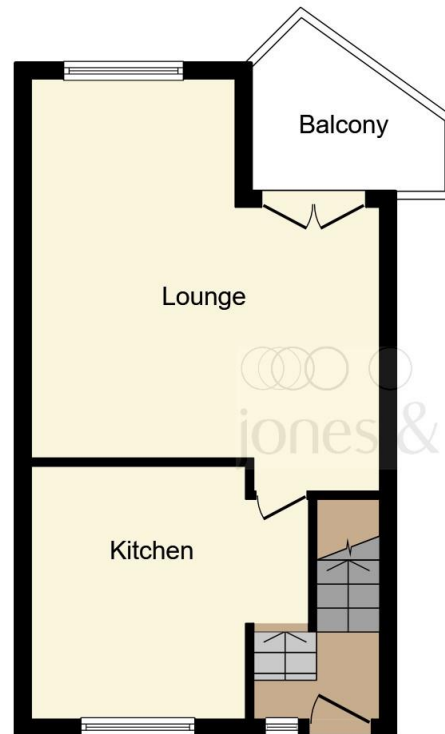
### Bedroom Two

10' 6" x 8' 3" ( 3.20m x 2.51m )

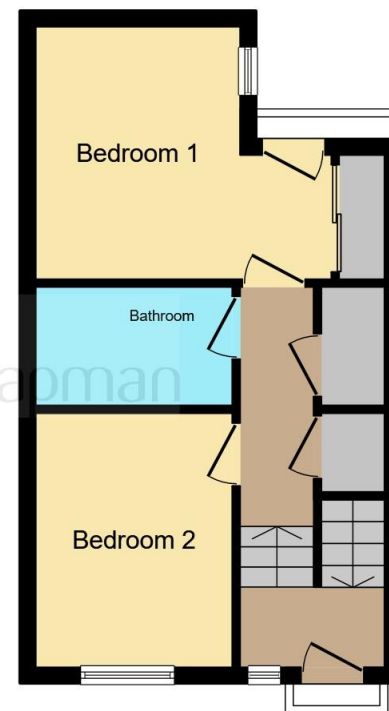
Double glazed window.

### Bathroom

Three piece bathroom suite comprising bath with shower over, wash hand basin and WC.



First Floor



Ground 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.



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## Priory Wharf, Birkenhead

- No Onward Chain
- Two bedrooms
- Spacious Living Accommodation
- Off-Road Parking & Views Across Liverpool
- Council Tax Band: D

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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