



Tonbridge Close, Birkenhead, CH42 2EE

welcome to

Tonbridge Close, Birkenhead

Ideal First Time Buyer and Family Opportunity! Featuring ample living space, and well-presented rear garden, this is not one to miss. Call us today.



Property Description

Jones and Chapman are delighted to bring to market this Three Bed End Terrace property located on the popular Tonbridge Close.

This is a highly regarded cul-de-sac, on a new build estate with plenty to offer. You'll be close to excellent transport links, a wide variety of amenities with Rock Park Retail within distance, and you'll be in the catchment area for schools of all ages.

The property benefits from driveway to start, and offers access to the front entrance. The hallway gives way to the fitted kitchen diner to the left, with plumbing for washing machine, wall and base units and double glazed windows to front and side to allow natural light to beam through. The ground floor also benefits from toilet/cloakroom and the family living room that has double glazed patio doors to the well-presented rear garden.

Upstairs you'll find three sizeable bedrooms perfect for family living, the master having en-suite shower room. Finally the half tiled family bathroom with three piece suite completes the first floor.

An ideal first time buyer and family opportunity, this property is ready for you to drop your bags and move into. With viewings already taking place in pre-marketing, this is one you'll need to be quick on. A must view to truly appreciate what is on offer, call us today to book your viewing.

Entrance Hall

With access to understairs housing utility meters and Ethernet cables.

Lounge

10' 5" x 15' 6" (3.17m x 4.72m)

Double glazed doors to the rear and radiator.

Kitchen

15' 2" x 8' 2" (4.62m x 2.49m)

Fitted kitchen with sink and drainer unit. Gas hob with electric oven. Plumbing for a washing machine and dish washer. Integrate fridge and freezer. Double glazed window.

Downstairs Cloakroom

With WC, wash hand basin and radiator. Double glazed windows.

First Floor Landing

Storage cupboard housing the central heating boiler.

Bedroom One

10' 5" x 8' 4" plus recess (3.17m x 2.54m plus recess)

Double glazed window, radiator and carpet.

En-Suite Shower Room

Three piece shower room suite comprising shower cubicle with electric shower, wash hand basin and WC. Radiator.

Bedroom Two

9' 9" x 8' 3" (2.97m x 2.51m)

Double glazed window, radiator and carpet.

Bedroom Three

8' 5" x 7' (2.57m x 2.13m)

Double glazed window, radiator and carpet.

Bathroom

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

Loft Area

Half boarded loft area accessed via pull down ladder.

Outside Rear Garden

Rear garden with artificial lawn and motion sensors.



view this property online [jonesandchapman.co.uk/Property/PTN115184](https://www.jonesandchapman.co.uk/Property/PTN115184)



welcome to

Tonbridge Close, Birkenhead

- Ideal First Time Buyer Opportunity
- Three Sizeable Bedrooms
- Family Bathroom, En-suite and Downstairs Toilet
- Quiet Cul De Sac
- Council Tax Band: A

Tenure: Freehold EPC Rating: B

£175,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN115184



Property Ref:
PTN115184 - 0003

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



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



jonesandchapman.co.uk