



Clifton Gate, Clifton Road, Birkenhead, CH41 2TH

welcome to

Clifton Gate, Clifton Road, Birkenhead

Ideal First Time Buyer and Investor Opportunity! Being sold with No Onward Chain, this property is ready for occupation without delay.



Property Description

Jones and Chapman are delighted to bring to market this Two Bed First Floor Flat located in Clifton Gate, complete with secure gated parking and surrounding well maintained communal gardens.

Within distance you'll find Birkenhead Town Centre with a wide variety of amenities, as well as Birkenhead Bus Station and Birkenhead Train Station within distance providing excellent transport links around the Wirral and over the water to the city of Liverpool.

Entering the first floor flat, the hallway allows access to all rooms available. The sizeable shower room begins, with immaculate presentation. To the right we have a double bedroom featuring built in storage space and a single room with fitted storage space. The lounge benefits from a Juliette balcony looking across to Clifton Road and beams natural light. Finally the fully fitted kitchen completes the flat, with wall and base units, breakfast bar and integrated appliances.

Being sold with No Onward Chain, this property is ready for you to drop your bags and move into. Call us today to book your viewing and avoid disappointment.

Entrance Hall

With storage cupboard.

Lounge

14' 4" x 13' 5" (4.37m x 4.09m)

Double glazed doors to Juliette balcony, radiator and carpet.

Kitchen

13' 5" x 6' 4" (4.09m x 1.93m)

Fitted kitchen comprising wall and base cupboards with breakfast bar, sink and drainer unit and work surfaces. Integrated electric oven, gas hob and dish washer. Plumbing for a washing machine. Gas central heating boiler and double glazed window.

Bedroom One

9' 7" x 9' 4" (2.92m x 2.84m)

Double glazed window, radiator, built-in storage cupboard and carpet.

Bedroom Two

10' 4" x 5' 6" (3.15m x 1.68m)

Double glazed window, radiator, fitted wardrobe and carpet.

Shower Room

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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Clifton Gate Clifton Road, Birkenhead

- No Onward Chain
- Ideal First Time Buyer and Investor Opportunity
- Two Bed First Floor Flat
- Secure Allocated Parking
- Council Tax Band: A

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Dec 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£95,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN115175 - 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.


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