



**Merlin Road, Birkenhead, CH42 9QG**



**welcome to**

**Merlin Road, Birkenhead**

Notice of Offer: 48 Merlin Road, Birkenhead, CH42 9QG. We advise that an offer has been made for the above property in the sum of £160,000 Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. Jones & Chapman 0151 608 2287.



## Property Description

Jones and Chapman are delighted to bring to market this 3 Bed Town House located in the popular residential area of Birkenhead.

Within distance are an array of local amenities as well as food and drink hotspots, alongside excellent transport links to take you across the rest of the Wirral and over the water to the famous city of Liverpool.

Being sold with No Onward Chain, this property offers three floors of spacious living. On the ground floor, you are greeted with a hallway leading to kitchen to the front of the property. To the rear features downstairs toilet and lounge with access to rear generously sized garden with side access to the front.

The first floor consists of two bedrooms, and a three-piece family bathroom. The top floor contains the master suite with integrated wardrobes and ensuite shower room. Externally at the front features driveway and gated access to the rear garden.

This property offers opportunity for creativity and redesign, ideal for investors and home movers alike. Call us today to book in your viewing and avoid disappointment!

## Lounge

15' 5" x 12' 9" ( 4.70m x 3.89m )

Radiator, double glazed window and patio doors to rear garden.

## Kitchen

15' 6" x 5' 5" ( 4.72m x 1.65m )

Double glazed window to front and radiator. Fitted wall and base units, sink and gas hob with electric cooker.

## Downstairs Cloakroom

Wash hand basin and radiator.

## Bedroom One

13' 6" x 12' 8" ( 4.11m x 3.86m )

Top floor master suite with double glazed windows, radiator and fitted wardrobes leading to ensuite shower room.

## Bedroom Two

13' 1" x 12' 6" ( 3.99m x 3.81m )

Double glazed window, radiator and carpet.

## Bedroom Three

11' 8" x 6' 2" ( 3.56m x 1.88m )

Double glazed window, radiator and carpet.

## Family Bathroom

Three-piece bathroom suite comprising of bath, WC and wash hand basin.

## Rear Garden

Partial astroturf and partial grass.

## Outside

Front garden and driveway.



***view this property online*** [jonesandchapman.co.uk/Property/PTN115340](http://jonesandchapman.co.uk/Property/PTN115340)



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## Merlin Road, Birkenhead

- Three Bedroom Townhouse
- Ensuite and Family Bathroom
- Three Floors of Spacious Living
- No Onward Chain
- Council Tax Band B

Tenure: Leasehold EPC Rating: C

**£165,000**



Please note the marker reflects the postcode not the actual property

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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:  
PTN115340 - 0006

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.

  
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