



Holmes Court, Merlin Road, Birkenhead, CH42 9QH

welcome to

Holmes Court, Merlin Road, Birkenhead

Ideal First Time Buyer and Investor Opportunity. Two Bed Ground Floor Flat situated on the quiet Merlin Road estate. Call us today to book your viewing.



Property Description

Jones and Chapman are delighted to bring to market this spacious Two Bed Ground Floor Flat in Holmes Court on the Merlin Road development. The flat is perfectly placed for commuters, with bus and train links on the Wirral and across the water to the City of Liverpool. You'll be well connected to the local amenities in the town centre and Prenton High Street.

This ground-floor flat benefits from a spacious living room that doubles as a dining room, leading through to the modern fitted kitchen. The generous master bedroom features built-in wardrobes with light beaming through the double-glazed windows similar to the second bedroom.

The tiled bathroom features three-piece suite with WC and wash hand basin. Externally the flat comes with secure parking with allocated space and access to well-maintained communal gardens.

Being sold with No Onward Chain and ready to move straight into, this flat could be exactly what you're looking for. Perfect for first time buyers, and investors alike, give us a call today to book your viewing!

Hallway

Secure intercom system, storage cupboard.

Kitchen

13' 1" x 5' 8" (3.99m x 1.73m)

Fitted wall and base units, double glazed window to front with sink underneath. Integrated fridge freezer, gas hob with electric oven and tiled backsplash.

Lounge

17' 9" x 15' 7" (5.41m x 4.75m)

Double windows to front, radiator and carpets.
Provides access to kitchen.

Bedroom One

13' 7" x 8' 4" (4.14m x 2.54m)

Built in storage cupboards, double glazed window, radiator and carpet.

Bedroom Two

11' 4" x 8' 5" (3.45m x 2.57m)

Double glazed window, radiator, and carpet.

Bathroom

Three piece suite with shower over bath, w/c, wash hand basin with storage unit and radiator.



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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Holmes Court Merlin Road, Birkenhead

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

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. 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

£105,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN115338 - 0002

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 jones & chapman



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