



Portland Street, Birkenhead, CH41 0BW

welcome to

Portland Street, Birkenhead

PUBLIC NOTICE: 21 Portland Street, Birkenhead, CH41 0BW. We are acting in the sale of the above property and have received an offer of £77,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.



Property Description

This two-bedroom mid terraced house in a popular residential area has so much potential for such a variety of buyers.

Through the entrance hall you come out into the smaller of the two reception rooms, which is ensconced between, to the front, a lounge with the big bay window we all want and to the back a small but convenient kitchen. The latter has a back door leading out to the fully paved and enclosed backyard, a perfect little suntrap!

In that middle room we have the open staircase with space below for a storage cupboard - or something more imaginative! - and above up we go to the two bedrooms: with their alcoves and recesses these well-sized rooms offer a satisfying jigsaw for creative furnishing.

In the front bedroom we have our second glorious bay window, to the right of which we have our ensuite. The property's only bathroom the generous ensuite is complete with bath with showerhead and benefits from that oh so welcome natural light.

Whether to be transformed or turned to immediate use this property is sure to be soon snapped up!

Entrance Hall

Entrance door leading to hall, with ceiling light and door giving access to the lounge.

Lounge

13' 2" max x 8' 7" plus recess (4.01m max x 2.62m plus recess)

Double glazed bay window to the front and radiator. Ceiling light and double doors to the rear.

Dining Room

12' 3" x 11' 3" to recess (3.73m x 3.43m to recess)

Double glazed window to the rear and doorways to the front and rear. Radiator, and open staircase leading to the first floor.

Kitchen

7' 7" x 6' 3" (2.31m x 1.91m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and hob and space and plumbing for a washing machine. Ceiling light and tiled floor. Double glazed window to the rear and single glazed door to the side giving access to the outside.

First Floor Landing

With ceiling light and doors giving access to the following rooms.

Bedroom One

12' 4" x 9' 7" into recess (3.76m x 2.92m into recess)

Double glazed window to the rear, radiator and loft access.

En-Suite Bathroom

Three-piece bathroom suite comprising bath with shower over, wash hand basin and WC. Boiler (not working) and double-glazed window to the rear.

Bedroom Two

11' 4" plus recess x 11' 2" plus bay (3.45m plus recess x 3.40m plus bay)

Bay window to the front and radiator.

Rear Yard

Enclosed rear yard with garden gate.



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Portland Street, Birkenhead

- Two Bedroom Mid Terrace House
- Council Tax Band: A
- Lounge
- Dining Room
- Kitchen

Tenure: Freehold EPC Rating: D

£79,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN115303 - 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.

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jones & chapman



0151 608 2287



Prenton@jonesandchapman.co.uk



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



jonesandchapman.co.uk