



**Mallaby Street, Birkenhead, CH41 8DF**

**welcome to**

**Mallaby Street, Birkenhead**

This bay fronted beauty offers plenty of scope for stylish renovations but is also ready to move into for those who aren't ready to take on a big project!





## Property Description

In a very popular residential location this mid terrace house is being sold with no ongoing chain and is ideal for young families, first time buyers and investors alike.

The classic facade of red brick and bay windows is always appealing and tells you much of what you need to know about the layout inside, with both the front lounge and master bedroom benefitting from that delightful bow.

Beyond the lounge we have the dining room, which could one day be knocked through into the adjoining kitchen to create an open plan space perfect for socialising, and with access to the neat rear yard, which in turn has access to the alley beyond.

The kitchen is in good condition as is, however, as is the rest of the property, which includes three bedrooms upstairs, two doubles and one smaller box room. Upstairs we have the family bathroom, which again might benefit from modernisation eventually but needs no immediate work.

Overall, this property is a fabulous investment being in such a prime location and with opportunities to add value. Don't miss out on the chance to view this highly desirable home!

### Lounge

15' 6" x 11' 2" ( 4.72m x 3.40m )

Double glazed bay window and radiator.

### Dining Room

14' x 11' 3" ( 4.27m x 3.43m )

Double glazed window and radiator.

### Kitchen

13' 8" x 6' 2" ( 4.17m x 1.88m )

Double glazed window and door to rear, wall and base units, and sink.



**Ground Floor**

**First Floor**

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](http://www.focalagent.com)

### Bedroom One

15' 7" x 11' 4" ( 4.75m x 3.45m )

Double glazed window and radiator.

### Bedroom Two

14' 4" x 11' 3" ( 4.37m x 3.43m )

Double glazed window and radiator.

### Bedroom Three

9' 9" x 5' 2" ( 2.97m x 1.57m )

Double glazed window and radiator.

### Bathroom

Three-piece suite consisting of bath, WC, wash hand basin and frosted double glazed window.



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## Mallaby Street, Birkenhead

- Mid Terrace
- Council Tax Band - C
- Three Bedrooms
- Two Reception Rooms
- Rear Yard

Tenure: Freehold EPC Rating: D

# £120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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