



**Gothic Street, Birkenhead, CH42 2BP**

**welcome to**

**Gothic Street, Birkenhead**

Ideal first-time buyer and investor opportunity! Call us today to book your viewing!



## Property Description

Opportunity on Gothic Street! In need of a full renovation this two-bedroom mid-terrace house could be a fantastic investment for buyers looking for a project.

The property itself is a great size with two generous reception rooms downstairs offering plenty of options to reimagine the space, such as opening the kitchen into the dining room to create a modern kitchen diner.

Upstairs we have two double bedrooms and a family bathroom, all in need of work but again offering plenty to work with. Similarly, the location has a lot to offer, with the train station on one side and Wirral Circular Trail on the other.

In short if you are ready to do some work you are sure to be richly rewarded, book a viewing today so that you don't miss out!

### Lounge

15' 5" x 12' 9" ( 4.70m x 3.89m )  
Double glazed window and radiator.

### Dining Room

15' 9" x 12' 3" ( 4.80m x 3.73m )  
Double glazed window and radiator.

### Kitchen

9' 8" x 7' 2" ( 2.95m x 2.18m )  
Double glazed window and door to rear yard. Wall and base units.

### Bedroom One

14' 9" x 13' 1" ( 4.50m x 3.99m )  
Double glazed window and radiator.

### Bedroom Two

12' 2" x 8' 4" ( 3.71m x 2.54m )  
Double glazed window and radiator.

### Bathroom

Three-piece suite with w/c and wash hand basin.



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)



**view this property online** [jonesandchapman.co.uk/Property/PTN115481](http://jonesandchapman.co.uk/Property/PTN115481)



welcome to

## Gothic Street, Birkenhead

- No Onward Chain
- Two Double Bedrooms
- Opportunities for Creativity
- On Street Parking
- Sought After Location

Tenure: Freehold EPC Rating: D

**£55,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/PTN115481](https://jonesandchapman.co.uk/Property/PTN115481)



Property Ref:  
PTN115481 - 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.

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.

 jones & chapman



**0151 608 2287**



[Prenton@jonesandchapman.co.uk](mailto:Prenton@jonesandchapman.co.uk)



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



[jonesandchapman.co.uk](https://jonesandchapman.co.uk)