



Curlender Close, Birkenhead, CH41 7BW

welcome to

Curlender Close, Birkenhead

First Time Buyers and investors rejoice! This two-bedroom mid terrace house is being sold with NO onward chain and an ABUNDANCE of advantages and potential!



Entrance Hall

With double glazed UPVC door to the front.

Lounge

15' 3" x 9' 1" (4.65m x 2.77m)

Front aspect double glazed window, radiator, and carpet.

Dining Room

13' 4" max x 9' 9" max (4.06m max x 2.97m max)

Double glazed window to the rear and radiator with cover. Half panelled walls, picture rail and built-in cupboard housing the gas meter.

Kitchen

6' 8" x 6' 6" (2.03m x 1.98m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit with mixer tap and complementary work surfaces with tiled splash backs. Space and plumbing for a washing machine and space for a free-standing cooker. Double-glazed window to the rear and UPVC patio door giving access to the garden.

First Floor Landing

With loft access.

Loft Space

Boarded and insulated loft access via pull down ladder with light.

Bedroom One

14' 3" max x 13' 5" max (4.34m max x 4.09m max)

Two double-glazed windows to the front and radiator. Built-in cupboard housing the central heating boiler, and carpet.

Bedroom Two

11' 7" x 8' 2" (3.53m x 2.49m)

Double-glazed window to the rear 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

Bathroom

Three-piece bathroom suite comprising panelled bath pedestal wash hand basin and WC. Towel radiator, tiling to bath and wash basin area and a double-glazed window to the rear.

Outside

With driveway to the front and rear garden.

To The Front

With timber panelled fencing to sides and driveway allowing for off street parking.

Rear Garden

Rear garden with patio and lawn areas. Outside water tap and security lights. Timber garden shed with electricity and timber panelled fencing to boundaries.



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welcome to

Curlender Close, Birkenhead

- Mid Terrace House
- Council Tax Band: A
- Two Double Bedrooms
- Generous Garden
- Private Driveway

Tenure: Freehold EPC Rating: E

offers in the region of

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN114836 - 0008

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