



**Clifford Street, Cloughton, Birkenhead, CH41 0BJ**

**welcome to**

**Clifford Street, Claughton, Birkenhead**

This two-bedroom mid terraced house in a popular residential area has so much potential for such a variety of buyers. You don't want to miss this.



## Property Description

This two-bedroom mid terraced house in a popular residential area has so much potential for such a variety of buyers, perfectly situated with everything you could want within walking distance.

Through the entrance, you step into the first of two reception rooms, offer space as a lounge with a big bay window we all desire, before giving way to a dining room and a fair-sized kitchen to the rear, with ample space for sizeable fridge freezer. The latter has a back door leading out to the enclosed backyard, a little suntrap!

The dining room gives way to the stairs leading up to the first floor, where we find two double bedrooms well-lit and decorated throughout; with their alcoves and recesses these well-sized rooms offer a satisfying jigsaw for creative furnishing.

Completing the first floor, we have a bright and fully functioning bathroom with shower over bath and neutral decor allowing the natural light from the double-glazed window to bounce off showing its true generous size.

Whether to be transformed or turned to immediate use, this property is sure to be soon snapped up! Book your viewing now 0151 608 2287.

## Lounge

13' max x 12' 2" ( 3.96m max x 3.71m )

Double glazed window to front, feature fireplace and radiator.

## Dining Room

11' 3" x 12' 2" ( 3.43m x 3.71m )

Double glazed window, radiator, access to kitchen and stairs to first floor.

## Kitchen

10' x 5' 1" ( 3.05m x 1.55m )

Wall and base units, sizeable space for fridge freezer, sink and drainer with double glazed window and double-glazed door adjacent.

## Bedroom One

13' 1" max x 12' 2" ( 3.99m max x 3.71m )

Double glazed bay window to front, carpet and radiator.

## Bedroom Two

11' 3" x 6' 7" max ( 3.43m x 2.01m max )

## Bathroom

Shower over bath with WC, and wash hand basin.

## Loft Space

Pull down loft ladder, boarded with electrics.



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)



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welcome to

## Clifford Street, Claughton Birkenhead

- Two-Bed Mid Terrace
- Ideal for First Time Buyers & Investors
- Well Maintained Property
- On Street Parking
- Deceptively Spacious
- Council Tax Band: A

Tenure: Freehold EPC Rating: E

offers in the region of

**£105,000**



Please note the marker reflects the postcode not the actual property

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**0151 608 2287**



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



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



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