



Paterson Street, Birkenhead, CH41 4BQ

welcome to

Paterson Street, Birkenhead

141 Paterson Street, Birkenhead, CH41 4BQ. We are acting in the sale of the above property and have received an offer of £85,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. EPC Rating: C.



Property Description

Ideal for first time buyers or investors this classic bay fronted mid terrace house, holds many pleasant surprises, the first of which is through the neat porch, where we find the open plan lounge and diner. Dominated by its beautiful bay window this is a fantastically versatile space which can be easily adapted to suit the occasion: whether you need extra dining room, work room or playroom you can rearrange the furniture to suit your needs. At the rear you of the property you will also find a well-equipped kitchen which is in great condition, as is the incredibly spacious bathroom upstairs, boasting both a bath and a corner shower. The bedrooms, similarly, are a great size, especially the master bedroom, which benefits not only from a second bay window opening the space but also plenty of built in storage in the form of floor to ceiling wardrobes.

Close to local amenities and with fabulous transport links this is a very popular residential area, so if you are looking for a property that is ready to move into, in great condition and needing no work book a viewing today!

Entrance Hall

Double glazed door to the front with double glazed frosted window above. Wood laminate flooring.

Lounge

10' 9" into bay x 14' max (3.28m into bay x 4.27m max)
Double glazed bay window to the front, radiator, and fireplace. Carpet and electric meter box.

Dining Room

11' 8" x 14' max (3.56m x 4.27m max)
Double glazed frosted door giving access to the rear yard with a double-glazed frosted window above. Radiator and wood laminate flooring. Staircase leading to the first floor with understairs storage cupboard beneath.

Kitchen

9' 1" x 8' 7" (2.77m x 2.62m)
Fitted kitchen comprising wall and base cupboards, sink and drainer unit with mixer tap, and complementary work surfaces with tiled splashbacks. Electric oven and gas hob above with cooker hood above. Space and plumbing for a washing machine. Central heating boiler. Double glazed window to the rear and double-glazed window to the side.

First Floor Landing

With access to the following rooms.

Bedroom One

13' 11" into bay x 12' 1" (4.24m into bay x 3.68m)
Double glazed bay window to the front and radiator. Fitted wardrobes with sliding mirrored doors, ceiling spotlights, and carpet.

Bedroom Two

12' 3" x 9' (3.73m x 2.74m)
Double glazed window to the side, radiator, and carpet.

Bathroom

Four-piece bathroom suite comprising bath with mixer tap and shower head over, corner shower cubicle with electric shower, pedestal wash hand basin, and WC. Radiator and double-glazed window to the rear.

Outside

Rear Garden

Paved rear yard with outside tap.



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welcome to

Paterson Street, Birkenhead

- Two Bedroom Mid Terrace House
- Council Tax Band - A
- Open Plan Living Space
- Generous Bathroom
- Rear Yard

Tenure: Freehold EPC Rating: D

£85,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PTN115687 - 0005

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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