



**Marquis Street, Birkenhead CH41 9DU**

**welcome to**

**Marquis Street, Birkenhead**

PUBLIC NOTICE: ADDRESS 18 Marquis Street, Birkenhead, CH41 9DU We are acting in the sale of the above property and have received an offer of £73,000 Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating: D



### Property Description

Opportunity on Marquis Street! In need of a 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 a generous lounge, sizeable kitchen diner with downstairs bathroom and rear garden access, offering plenty of options to reimagine the space.

Upstairs we have two double bedrooms, both in need of work but again offering plenty to work with. Similarly, the location has a lot to offer, with excellent transport links and shops within walking distance.

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

12' 3" max x 12' 2" max ( 3.73m max x 3.71m max )

Double glazed window to front, laminate flooring and radiator.

### Kitchen

12' 2" x 11' 4" ( 3.71m x 3.45m )

First floor access, wall and base units, open plan to utility room.

### Utility Room

12' 4" x 5' 1" ( 3.76m x 1.55m )

Double glazed patio doors to rear garden. Access to downstairs bathroom.

### Bedroom One

12' 6" x 11' 3" +recess ( 3.81m x 3.43m +recess )

Double glazed window to front and radiator.

### Bedroom Two

12' 4" max x 8' 5" ( 3.76m max x 2.57m )

Double glazed window and radiator. Storage cupboard housing the boiler; however, the agent has been unable to access.

### Bathroom

Three-piece suite with wash hand basin, WC, and shower over bath. Double glazed window.

### Rear Garden

Astroturf garden across two levels.



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## **Marquis Street, Birkenhead**

- No Onward Chain
- Opportunities for Creativity
- Open Plan Kitchen and Utility
- Council Tax Band A
- Local Amenities Within Close Proximity

Tenure: Freehold EPC Rating: D

**£70,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN115746 - 0006

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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