

Larch Road, Birkenhead CH42 0JG



welcome to

Larch Road, Birkenhead

Are you looking for your first home or an investment property? Then look no further than this 2-bedroom House. You'll be well connected to the rest of Wirral & across the water to Liverpool with excellent transport links nearby. Local food & drink hotspots are also within distance of the property!













Property Description

Perfect for first time buyers and investors alike, is this 2-bedroom mid-terraced house on Larch Road, located in central Birkenhead. A short 5 minutes' walk away, is the town centre, offering an array of shops including a supermarket, restaurants, and cafes. A doctor's surgery and excellent primary schools close by complete the facilities nearby.

With excellent transport links via bus, train, and road, giving easy access across Wirral and over to Liverpool and beyond.

The property consisting of to the ground floor, lounge, and separate dining room. Completing the ground floor accommodation is the fitted kitchen with oven and hob.

To the first floor are the two bedrooms and the family bathroom.

Outside to rear of the property is the rear yard.

Call now to arrange a viewing to avoid disappointment!!!

Entrance Hall

With door to the front, radiator, and carpet.

Lounge

12' 7" max x 10' 5" max (3.84m max x 3.17m max) Double glazed bay window to front, radiator and built in cupboard.

Dining Room

14' 3" x 12' 3" Max (4.34m x 3.73m Max) Double glazed window and radiator.

Kitchen

14' 3" x 7' 9" (4.34m x 2.36m) Wall and base units, sink with drainer, tiled backsplash, double glazed window, and side door for rear yard access. Electric oven and gas hob. Space for washing machine.

First Floor Landing Bedroom One

14' 7" max x 10' 7" (4.45m max x 3.23m) Double glazed window, radiator, built in shelves of chimney breast.

Bedroom Two

12' 1" x 8' 8" max (3.68m x 2.64m max) Chimney breast and double-glazed window to rear.

Bathroom

7' 5" x 8' 2" (2.26m x 2.49m) Three-piece suite comprising bath with shower over and screen, wash hand basin and WC. Built in storage cupboard housing the boiler, and radiator.

Yard

Slate gravel yard, decking and rear gate.



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





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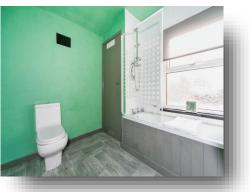
Larch Road, Birkenhead

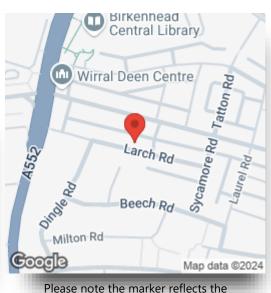
- Two Bedroom Mid-Terraced House
- Perfect For First time Buyers & Investors
- **Excellent Transport Links**
- Central Birkenhead Location
- Council Tax Band: A .

Tenure: Freehold EPC Rating: D

offers over £80,000







postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN115708



Property Ref: PTN115708 - 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.

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