



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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welcome to

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN115708 - 0003

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