



**Maybank Road, Birkenhead, CH42 7HQ**

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## **Maybank Road, Birkenhead**

Perfect for first time-buyers and investors this two-bedroom house is surprisingly spacious and in great condition!



## Auctioneer's Comments

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## Entrance Hall

With radiator.

## Lounge

14' 2" from bay x 10' max ( 4.32m from bay x 3.05m max )  
Double-glazed bay window to the front and radiator.  
Picture rail, fireplace mantelpiece, and carpet.  
Archway into dining room.

## Dining Room

13' 1" x 10' 4" max ( 3.99m x 3.15m max )  
Double-glazed window to the rear, doorway to hall, and doorway to kitchen. Radiator, picture rail, and carpet.

## Kitchen

10' 1" plus alcove x 8' 2" ( 3.07m plus alcove x 2.49m )  
Fitted kitchen comprising wall and base cupboards, sink and drainer unit, and work surfaces with tiled splashbacks. Gas oven and hob. understairs cupboard. Double-glazed window to the rear and UPVC door to the side giving access to the yard.

## First Floor Landing

With dado rail, skylight and access to the loft.

## Bedroom One

13' 4" max x 12' 2" ( 4.06m max x 3.71m )  
Double-glazed window to the front and radiator.  
Picture rail and carpet.

## Bedroom Two

13' 4" x 8' 10" max ( 4.06m x 2.69m max )  
Double-glazed window to the rear, radiator, and carpet.

## Bathroom

Spacious bathroom with three-piece suite comprising, bath with electric shower, pedestal wash hand basin, and WC. Cupboard housing the central heating boiler. Tiled wall, radiator, and double-glazed frosted window to the rear.

## Outside

## To The Rear

Rear paved yard with artificial lawn area. Brick-built out building and gate giving access to the rear alley.

## Property Description

Deceptively spacious and with fantastic proportions this two-bedroom house is the kind of property that you will walk into and want to move in there and then and is attractive in the front as it is in the rear, with a distinctive facade and surprisingly generous yard. In particular the property boasts a really fantastic living space with two generous and attractive reception rooms connected by an elegant modern archway. The kitchen, too, is much bigger than you might expect, as is the family bathroom upstairs, and the two double bedrooms offer plenty of options depending on how you want to use the space. With fantastic transport links and close to local amenities this house would be ideal for first time buyers or investors so book a viewing today, we would love to show you around!



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## Maybank Road, Birkenhead

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Attractive 2 Bed Mid-Terrace House
- 2 Generous Reception Rooms

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£80,000**



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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