



**Delyn Close, Birkenhead, CH42 4RH**



**welcome to**

**Delyn Close, Birkenhead**

To some this three-bedroom detached bungalow will look like too much to handle but those fortunate enough to have the experience will only see the opportunity they have been waiting for



### Agents Note

It has been brought to our attention that there may be an invasive species of plant present within the grounds or the perimeter of the property. Please ask the branch for more details so that you can make further enquiries as required for your own purposes.

### Property Description

Located in a quiet cul-de-sac of the historic Egerton Park this three-bedroom detached bungalow is being sold with no onward chain, perfect for anyone who is itching to get stuck into renovations. With generous dimensions, a favourable layout, attractive garden, and separate garage, this is the kind of property that the experienced will likely see as merely a series of straightforward tasks, the perfect investment. If you are interested in selling the property once you've had your fun restoring it you will find that with bungalows being a rare commodity demand will surely not be a problem!

### Lounge

16' 8" x 11' 8" ( 5.08m x 3.56m )

Double-glazed window to the front, fireplace, and radiator. Wood panelling and faux stone facade to one wall.

### Kitchen

14' 5" x 8' 6" ( 4.39m x 2.59m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and gas hob. Radiator, double-glazed window to the side and door giving access to the rear of the property.

### Bedroom One

11' 4" x 10' 4" ( 3.45m x 3.15m )

Double-glazed window to the front, radiator and built-in wardrobes.

### Bedroom Two

11' 9" x 8' 2" plus alcove ( 3.58m x 2.49m plus alcove )

Double-glazed window to the rear and radiator. Access to the loft.

### Bedroom Three

9' 5" max x 7' 7" max ( 2.87m max x 2.31m max )

Double-glazed window to the rear and radiator.

### Shower Room

Comprising shower cubicle with electric shower, and wash hand basin with built-in cupboard beneath. Radiator and double-glazed window to the rear. Separate WC.

### Cloakroom

Comprising WC, radiator and double-glazed window to the side.

### Outside

With front and rear gardens and garage.

### Front Garden

Front garden with lawned area. Paved paths leading to the garage and rear garden.

### Rear Garden

Rear garden with lawn and mature garden borders stocked with mature plants and shrubs. Outdoor tap and stone walls to boundaries.

### Separate Garage

Single separate garage and brick-built outbuilding attached to the rear of garage.



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## Delyn Close, Birkenhead

- Detached Bungalow
- In need of full renovation
- Investment Opportunity
- Three Bedrooms
- Detached Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN115910 - 0005

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