



**Cardigan Avenue, Birkenhead, CH41 4NH**

**welcome to**

## **Cardigan Avenue, Birkenhead**

A superb home to make your own!

Ideal for first time buyers and investors. This three-bedroom mid terraced home is not to be missed, Bright, breezy and spacious throughout, This well planned home is ideal for a growing family. Call now to view, you will not be disappointed, prepare to be amazed!





## Auctioneer's Comments

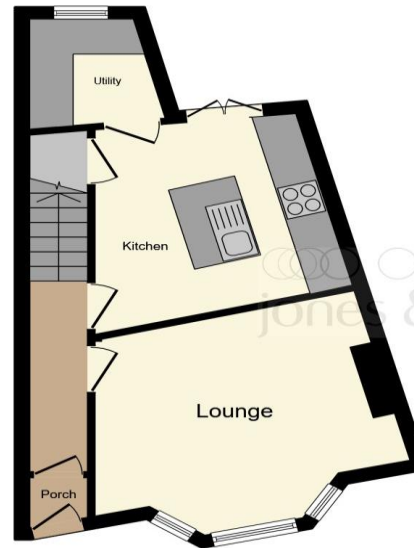
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## Property Description

Move in Wow factor!!

This three-bedroom home is certainly not to be dismissed, with good sized rooms throughout making this a perfect home for a growing family. Positioned in a popular area for first time buyers, families and investors, the property comprises of entrance hall, spacious lounge, spacious modern kitchen and a utility room. On the first floor there are two double bedrooms a single bedroom and a bathroom. The property is double glazed and has gas central heating.

Please call the office now to arrange your viewing.



Ground Floor



First Floor

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](http://www.focalagent.com)

### Entrance Hall

Double-glazed composite door to the front and radiator.

### Lounge

13' x 14' 9" ( 3.96m x 4.50m )

Double-glazed bay window to the front, radiator, and wall lights.

### Kitchen

11' 7" x 13' 3" ( 3.53m x 4.04m )

Fitted kitchen with kitchen island including sink and drainer unit and work surfaces. Electric oven and induction hob, and fridge/freezer. Radiator and double-glazed patio doors to the rear.

### Utility Room

7' 6" x 5' 9" ( 2.29m x 1.75m )

Comprising work surfaces with washing machine plumbing beneath, and double-glazed window to the rear.

### First Floor Landing

Double-glazed window to the side and radiator. Airing cupboard and central heating boiler.

### Bedroom One

11' x 10' 9" ( 3.35m x 3.28m )

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

### Bedroom Two

12' 4" x 10' 5" ( 3.76m x 3.17m )

Double-glazed window to the rear and radiator.

### Bedroom Three

7' 2" x 5' 7" ( 2.18m x 1.70m )

Double-glazed window to the front radiator.

### Bathroom

Partially tiled bathroom with three-piece suite comprising bath, wash hand basin and WC. medicine cabinet, radiator and double-glazed window to the rear.



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## Cardigan Avenue, Birkenhead

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council Tax Band: A
- Three Bedroom Mid Terraced House

Tenure: Freehold EPC Rating: D

guide price

**£95,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN110129 - 0003

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