

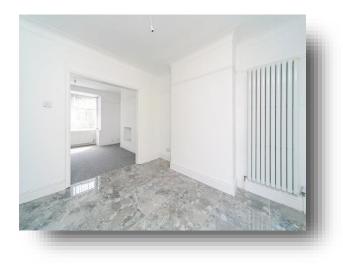
Mallory Road, Birkenhead, CH42 6QP



welcome to

Mallory Road, Birkenhead

Spacious house, spacious garden, great location, off-street parking - need I say more? Get your butt down here for a viewing to see this ready-tomove-in refurbished house being sold with no onward chain!

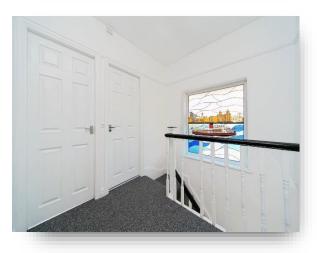












Property Description

If you, like many, are not in the mood to do the boring work and prefer to be able to focus on the finer details - the fun parts you can see rather than the bits that eat up your money but that no one gets to see - then this recently refurbished semi-detached house could be right up your street!

And speaking of streets, Mallory Road is definitely one of the good ones, a quiet residential street of attractive semi-detached houses perfectly situated for schools and transport links as well as being close to a host of local amenities.

It is no wonder, then, that houses here sell fast, and this three-bedroom property is sure to be no exception with two generous reception rooms, three good-sized bedrooms and a modern kitchen as well as a downstairs WC - one of those convenient features that are annoyingly hard to come by!

The garden, as well, has huge potential to be a beautiful space for the summer, so if you are hoping to be in by the end of what is proving to be a scorcher of one then let's get you booked in a for a viewing, baby! Call the office to book a viewing today!

Entrance Hall

With front door and radiator.

Cloakroom

With WC, wash hand basin and double-glazed window to front aspect.

Lounge

13' 2" x 13' 10" ($4.01m \times 4.22m$) With double glazed window to front aspect and radiator.

Dining Room

10' 10" x 10' 4" ($3.30m\ x\ 3.15m$) With double glazed patio doors to rear and a radiator.



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

Kitchen

7' 4" x 9' 11" (2.24m x 3.02m)

With wall and base units with complimentary worktops, sink and drainer and gas hob with electric oven. Also featuring an integral dishwasher, boiler, and double-glazed window to front aspect.

Landing

With loft access and double-glazed window to side aspect.

Bedroom One

13' 4" x 11' 10" (4.06m x 3.61m) With double-glazed window to front aspect.

Bedroom Two

10' 3" x 11' 11" (3.12m x 3.63m) With double-glazed window to front aspect.

Bedroom Three

 8^{\prime} 2" x 8 2" (2.49m x 2.49m) With double-glazed window to front aspect and radiator.

Bathroom

With bath, shower, and wash hand basin. Plus, an extractor fan, radiator, and double-glazed window to rear aspect. Separate WC.

Outside

Rear Garden With lawn and decked area.



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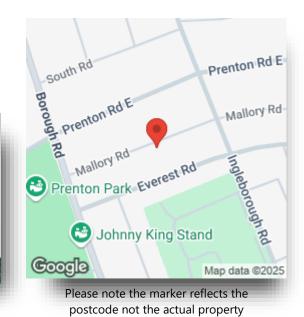
- Three Bedroom Semi-Detached House
- Council Tax Band B
- Three Good-Size Bedrooms
- Two Generous Reception Rooms
- Downstairs W.C.

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

£220,000







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Property Ref: PTN115889 - 0002 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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jones & chapman



0151 608 2287



Prenton@jonesandchapman.co.uk



349 Woodchurch Road, Prenton, PRENTON, Merseyside, CH42 8PE



jonesandchapman.co.uk