



**Hinderton Road, Birkenhead, CH41 9AA**



**welcome to**

## **Hinderton Road, Birkenhead**

'Life's a voyage that's Homeward Bound'.

Not all those that wander are lost, and if you have followed your dreams path to Hinderton Road, there is no need to travel further, as before you stands that one thing we all crave....HOME!! It will warm your heart instantly.....



## Property Description

NO CHAIN, YOUR GAIN!!

Standing proud is this two bedroom mid terraced house situated in a highly sought after area. The property is ideally placed for local schools and amenities and offers spacious family accommodation that needs to be appreciated with an internal inspection. In brief the accommodation comprises entrance hall, spacious lounge, and a modern kitchen / diner to the ground floor. To the first floor are two bedrooms and a stunning bathroom. Externally the property occupies a good-sized private garden to the rear. An early viewing is strongly recommended in order to avoid disappointment! Recently refurbished to a modern standard and is being sold with no ongoing chain.

## Entrance Hall

Double-glazed composite door to the front.

## Lounge

10' 3" x 14' 7" ( 3.12m x 4.45m )

Double-glazed bay window to the front and radiator.

## Kitchen

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Space and plumbing for a washing machine/ dishwasher. Cupboard housing the central heating boiler. Double-glazed window to the rear and double-glazed door to the rear.

## First Floor Landing

Double-glazed window to the side.

## Bedroom One

14' x 13' 5" ( 4.27m x 4.09m )

Double-glazed bay window to the front, further double-glazed window to the front, and radiator.

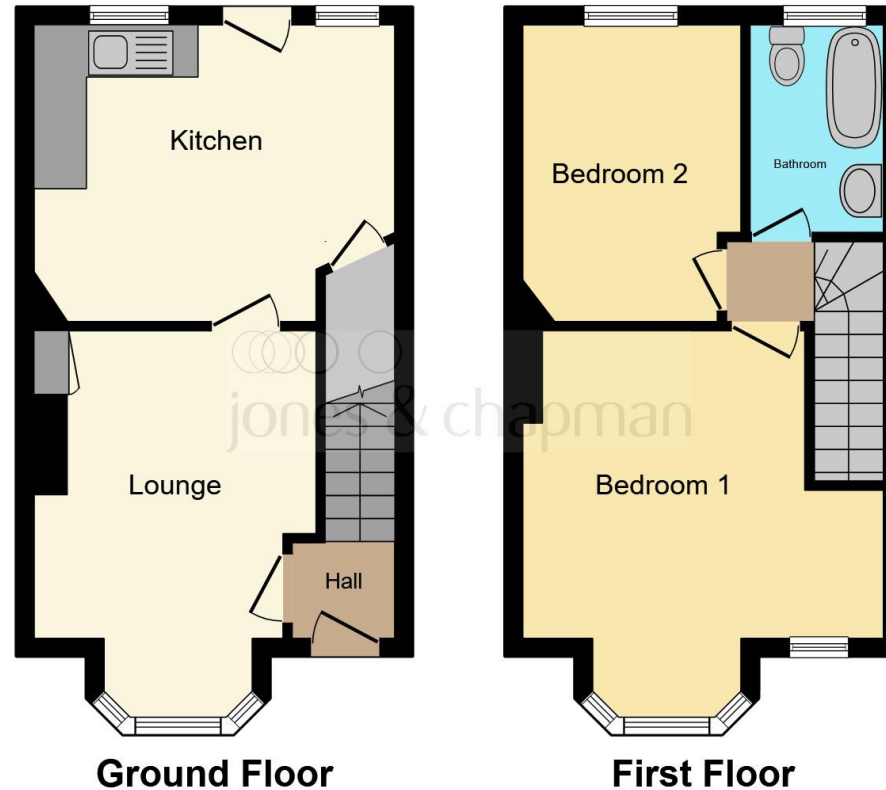
## Bedroom Two

11' 2" x 8' 2" ( 3.40m x 2.49m )

Double-glazed window to the rear and radiator.

## Bathroom

Three-piece bathroom suite comprising bath with mixer taps and shower over, wash hand basin and WC. Partially tiled, towel radiator and double-glazed window to the rear.



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)



**view this property online** [jonesandchapman.co.uk/Property/PTN116096](http://jonesandchapman.co.uk/Property/PTN116096)



**welcome to**

## **Hinderton Road, Birkenhead**

- Two Bedroom Mid Terraced House
- Recently Refurbished
- Lounge
- Modern Kitchen / Diner
- Contemporary Bathroom

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

**£125,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/PTN116096](https://jonesandchapman.co.uk/Property/PTN116096)



Property Ref:  
PTN116096 - 0005

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.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**jones & chapman**



**0151 608 2287**



[Prenton@jonesandchapman.co.uk](mailto:Prenton@jonesandchapman.co.uk)



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



**[jonesandchapman.co.uk](https://jonesandchapman.co.uk)**