



**Shaw Street, Birkenhead, CH41 2XE**



**welcome to**

**Shaw Street, Birkenhead**

Ideal Investor Opportunity. Tenant in Situ.

Featuring a lounge and dining room and two good sized bedrooms, call us today to book your viewing and avoid disappointment.



## Property Description

Shaw Street, a stone's throw away from excellent transport links and a variety of local amenities perfectly situated in a quiet residential area.

Upon entering the property, you'll find spacious lounge and dining room, and to the rear of the property a kitchen features ample opportunity for creativity, and access to the rear yard. Upstairs benefits from two spacious bedrooms, all ready to be transformed.

Externally the property has a rear yard, and on street parking. It is evident through the abundance of space and opportunity why the property has been so loved and is ready for the next owner to put their stamp on it! Being sold with tenant in situ, this property is a must view to truly appreciate what is on offer. Call us today!

## Lounge

14' from bay x 10' 4" max ( 4.27m from bay x 3.15m max )  
Double-glazed bay window, radiator, and fireplace.

## Dining Room

13' 2" x 11' 3" max ( 4.01m x 3.43m max )  
Double-glazed window to the rear, radiator, and built-in cupboard.

## Kitchen

9' 8" x 8' 8" ( 2.95m x 2.64m )  
Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Double-glazed window to the rear and UPVC door to the side giving access to the yard.

## First Floor Landing

## Bedroom One

12' x 8' 2" max ( 3.66m x 2.49m max )  
Double-glazed window to the rear and radiator.

## Bedroom Two

14' 3" x 10' 5" max ( 4.34m x 3.17m max )  
Two double-glazed windows to the front and built-in cupboard.

## Bathroom

Three-piece bathroom suite comprising bath with electric shower, pedestal wash hand basin and WC. Central heating boiler housed in cupboard. Radiator and double-glazed window to the rear.

## Outside Rear Yard

Rear yard with paving and artificial lawn.



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)



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welcome to

## Shaw Street, Birkenhead

- Two Bedroom Mid Terraced House
- Lounge
- Dining Room
- Kitchen
- Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£90,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN115958 - 0002

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