



**Maybank Road, Birkenhead, CH42 7HJ**

**welcome to**

## **Maybank Road, Birkenhead**

**MUST SEE!!** This property is an amazing investment opportunity, being sold with tenant in situ. It comprises of lounge, dining room, kitchen, two large bedrooms, a bathroom, and a rear yard.

Request a viewing, because once it's gone, its gone!



## Property Description

This two-bed mid terraced house is certainly not lacking in size. In a popular area for investors and is being sold with a tenant in situ. The property comprises of entrance hall, spacious lounge, dining room, and a kitchen; on the first floor there are two double bedrooms and a family bathroom. Externally there is good sized yard.

Please call the Prenton office now to arrange your viewing.

### Entrance Porch

Single-glazed wooden door to the front.

### Lounge

12' 9" x 11' 8" ( 3.89m x 3.56m )

Double-glazed bay window to the front and radiator. Single-glazed frosted window between lounge and dining room. Laminate flooring and cupboards housing the utility meters.

### Dining Room

11' 9" x 11' ( 3.58m x 3.35m )

Double-glazed window to the rear and radiator. laminate flooring and staircase leading to the first floor.

### Kitchen

6' 9" x 6' 8" ( 2.06m x 2.03m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit with mixer tap and work surfaces. Gas cooker and washing machine plumbing. Central heating boiler. Tiled floor, double-glazed window to the rear and double-glazed door to the side giving access to the lean-to.



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)

### First Floor Landing

#### Bedroom

10' 8" x 11' 8" ( 3.25m x 3.56m )

Double-glazed window to the front, radiator and laminate flooring.

#### Dressing Room

11' 3" x 9' 1" ( 3.43m x 2.77m )

Possibility to create a second bedroom.

Double-glazed window to the rear and radiator. Laminate flooring and over-stairs storage cupboard. Leading through to bathroom

#### Bathroom

Bathroom with three-piece bathroom suite comprising bath with mixer tap and shower over, wash hand basin and WC. Storage cupboard, extractor fan and radiator. Vinyl flooring and two double-glazed frosted windows.

### Outside

With front and rear gardens.

#### Front Garden

With garden bed and pathway leading to front door. Timber fencing to sides.

#### Lean-To

From the kitchen, side door opens into lean-too with plastic roof and single door and window giving access to the rear yard.

#### Rear Yard

Rear yard with planting areas and gate giving access to the rear alley.



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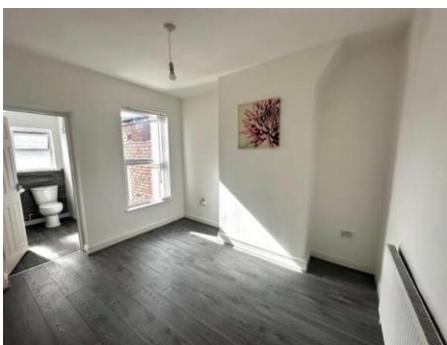
- Two Bedroom Mid Terraced House
- Tenant In Situ
- Lounge
- Dining Room
- Kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£90,000**



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Property Ref:  
PTN116227 - 0003

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Please note the marker reflects the postcode not the actual property



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