



**Harrowby Road South, Birkenhead, CH42 7HY**

**welcome to**

## **Harrowby Road South, Birkenhead**

For those who don't like to hang about wasting time with endless chains; for those who want a property that is ready to go, ready to live in or ready to let out you better get ready yourself! This two-bedroom property is in great condition throughout and being sold with no onward chain!



## Property Description

Ideal for first time-buyers and investors alike this two-bedroom house is sure to surprise and delight! Comprising a bay-fronted lounge and a spacious kitchen to the rear, a lovely rear yard that almost feels like an additional living space, a good-sized bathroom and two bedrooms, this property is ideal for those who are looking for somewhere they can adapt to their needs. Be mindful, though, this property is sure to prove popular so be sure to get in a quick - call the office to book a viewing today!

### Lounge

12' 8" x 11' 6" (3.86m x 3.51m)

Double-glazed composite door to the front and a double-glazed bay window to the front. Electric fire, radiator and storage cupboard.

### Kitchen

10' 7" x 10' 8" (3.23m x 3.25m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Electric oven and induction hob and washing machine. Radiator, double-glazed window to the rear and double-glazed door giving access to the rear of the property.

### First Floor Landing

Positive pressure vent outside of bathroom.

### Bedroom One

11' 6" x 7' 8" (3.51m x 2.34m)

Double-glazed window to the front and radiator.

### Bedroom Two

10' 9" x 7' 6" (3.28m x 2.29m)

Double-glazed window to the rear and radiator. Central heating boiler and storage cupboard.

### Bathroom

Three-piece bathroom suite comprising bath with shower over, wash hand basin and WC. Radiator and extractor fan.

## Outside

With rear yard.

### Rear Yard

Rear yard with outside water taps and coal shed.



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## Harrowby Road South, Birkenhead

- Mid Terrace House
- Council Tax Band A
- Two Bedrooms
- Immaculate Condition Throughout
- Well-presented rear yard

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



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.localagent.com

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN116297 - 0002

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