





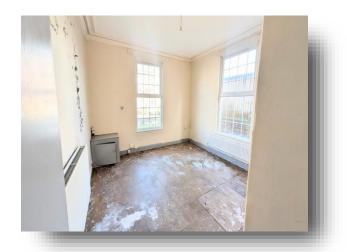




welcome to

Seymour Street, Tranmere Birkenhead

Spacious property split into two flats with potential to convert back into a three-storey home. Features a large driveway, mature garden, two kitchens, and two bathrooms. Ideal for redevelopment or investment.

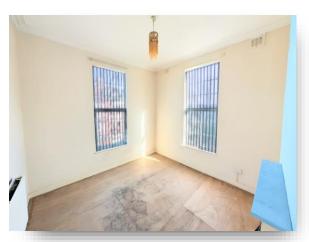












Property Description

A rare opportunity to acquire a spacious and versatile property in the heart of Prenton. This property on Seymour Street is currently arranged as two self-contained flats across two floors, with a staircase leading to a third floor, offering significant scope for redevelopment.

This substantial home sits on a generous plot with a large driveway providing ample off-road parking and a mature rear garden ideal for outdoor living or future extension. Internally, the property features two kitchens and two bathrooms, making it suitable for continued use as dual dwellings or conversion back into a large three-storey family home.

Whether you're a developer, investor, or homeowner with vision, this property presents a flexible canvas in a sought-after location. With some modernisation, it could become a stunning residence or a profitable rental investment.

Flat One - Ground Floor Entrance Hall

Composite door to the front with double-glazed window to the front and radiator.

Lounge

13' 1" x 13' 5" (3.99m x 4.09m)

Double-glazed windows to the front and side, and radiator.

Kitchen

12' 9" x 8' 2" (3.89m x 2.49m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Central heating boiler. radiator and double-glazed window to the side.

Bedroom

11' 6" x 11' 5" (3.51m x 3.48m)

Double-glazed windows to the side and rear, radiator and storage cupboard.

Bathroom

Partially tiled bathroom comprising bath, wash hand basin and WC. Radiator and two double-glazed windows to the rear.

Flat Two - First Floor Entrance Porch

Double-glazed composite door to the front.

Entrance Hall

With radiator, storage cupboards and double-glazed window to the rear. Staircase in cupboard leading to the second floor, partially boarded off.

Lounge

13' 2" x 13' 5" (4.01m x 4.09m)

Double-glazed window to the front and side, radiator and electric fire.

Kitchen

15' 1" x 6' 3" (4.60m x 1.91m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and hob and washing machine. Radiator and double-glazed window to the front.

Bedroom One

9' 5" x 12' 9" (2.87m x 3.89m)

Double-glazed window to the side and radiator.

Bedroom Two

10' 1" x 11' 2" (3.07m x 3.40m)

Double-glazed window to the side and rear and radiator.

Bathroom

Partially tiled shower room with walk-in shower, wash hand basin and WC. Extractor fan, radiator and double-glazed window to the side.





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Seymour Street, Tranmere Birkenhead

- Flexible Layout
- Redevelopment Potential
- Large Driveway
- Mature Garden
- Two Bathrooms and Two Kitchens

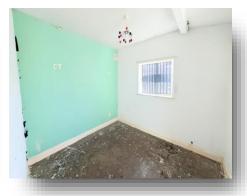
Tenure: Freehold EPC Rating: E

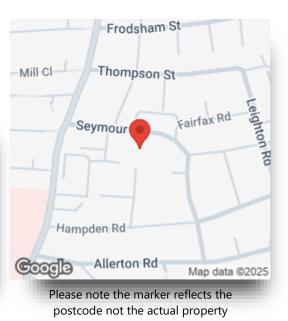
Council Tax Band: E

£160,000









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Property Ref: PTN116373 - 0003 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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