

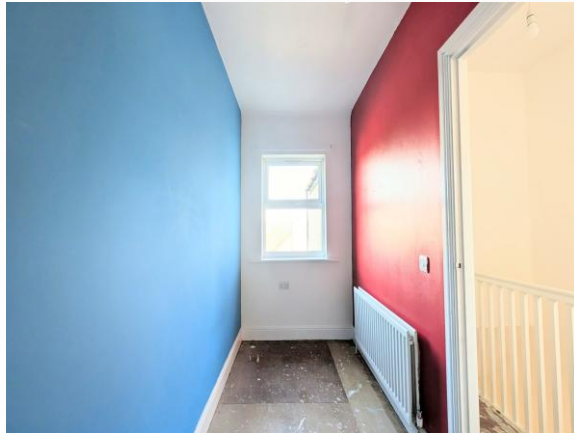


Wycherley Road, Birkenhead, CH42 6PB

welcome to

Wycherley Road, Birkenhead

To the rational mind, nothing is inexplicable; only unexplained. The original theme of 'Beauty and the Beast' is don't judge a book by its cover. Love what is inside! As this house is far bigger than you would expect!



Property Description

This well-appointed humble abode offers plenty of downstairs living space and is within close proximity to local schools, transport & amenities. Boasting two bedrooms, and a rear yard, it is hard to find a reason why you shouldn't view this house. Stepping inside this wonderful property, you will find a good-sized lounge along with the well-appointed kitchen. Upstairs you will find two bedrooms and bathroom. Call the Prenton office today to arrange your very own viewing.

Entrance Porch

UPVC double-glazed door to the front.

Lounge

11' 2" x 25' 4" (3.40m x 7.72m)

Double-glazed bay window to the front, two radiators and a further double-glazed window to the side. Staircase to first floor.

Kitchen

10' 5" x 9' 9" (3.17m x 2.97m)

Kitchen comprising wall and base cupboards, sink and drainer unit with mixer taps and work surfaces. Space and connection point for a free-standing gas cooker and space and plumbing for a washing machine. Central heating boiler and radiator. Double-glazed window to the rear and UPVC door giving access to the external staircase leading to the rear yard.

Shower Room

Partially tiled shower room with three-piece suite comprising shower cubicle, vanity wash hand basin with mixer taps and WC. Extractor fan, radiator and double-glazed window to the side.

First Floor Landing

With two double-glazed windows to the side and radiator. Two airing cupboards and access to the loft.

Bedroom One

11' 1" x 11' 1" (3.38m x 3.38m)

Double-glazed window to the front and radiator.

Bedroom Two

5' 4" x 11' 9" (1.63m x 3.58m)

Double-glazed window to the rear and radiator.

Outside

Rear Yard

Rear yard with external staircase.



view this property online [jonesandchapman.co.uk/Property/PTN116080](https://www.jonesandchapman.co.uk/Property/PTN116080)



welcome to

Wycherley Road, Birkenhead

- Two Bedroom End Terraced House
- Lounge
- Kitchen
- Bathroom
- Rear Yard

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£85,000



Please note the marker reflects the
postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN116080



Property Ref:
PTN116080 - 0002

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



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



jonesandchapman.co.uk