



Browning Avenue, Rock Ferry, Birkenhead, CH42 2DE

welcome to

Browning Avenue, Rock Ferry Birkenhead

'Never be fooled by what you see on the outside, because the inside is often a different story' Here is a classic example of just that! This three-bedroom mid terraced home is a lot larger than the outside would have you believe!! Call today to arrange a viewing because once it's gone... it's gone!!



Agents Note: We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

Property Description

This three-bed mid terraced house is certainly not lacking in size, located in a popular area for first time buyers, families and investors, The property comprises of a bright spacious lounge, a dining room, and a large, fitted kitchen, On the first floor there are three good sized bedrooms and a family bathroom. The property is single glazed. Externally there is a yard to the rear of the property, and on street parking. Please call the Prenton office now to arrange your viewing.

Entrance Hall

Single-glazed door to the front and radiator.

Lounge

13' 4" x 10' 9" (4.06m x 3.28m)

Single-glazed Bay window to the front, radiator and electric fire.

Dining Room

9' 7" x 12' 1" (2.92m x 3.68m)

Single-glazed window to the rear.

Kitchen

10' 1" x 12' 5" (3.07m x 3.78m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and induction hob. Washing machine and central heating boiler. Single-glazed window to the side and single-glazed door giving access to the side of the property and rear yard.

First Floor Landing

With storage cupboard and loft access.

Bedroom One

13' 4" x 15' 4" (4.06m x 4.67m)

Double-glazed bay window to the front, radiator and feature fireplace.

Bedroom Two

12' 3" x 9' 8" (3.73m x 2.95m)

Single-glazed window to the rear and radiator.

Bedroom Three

10' 1" x 10' 3" (3.07m x 3.12m)

Single-glazed window to the rear and radiator.

Bathroom

Comprising bath with shower over, wash hand basin and WC. Towel radiator and single-glazed window to the side.

Outside Rear Yard

Rear yard with shed.



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welcome to

Browning Avenue, Rock Ferry Birkenhead

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

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£100,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN116404



Property Ref:
PTN116404 - 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



0151 608 2287



Prenton@jonesandchapman.co.uk



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



jonesandchapman.co.uk