

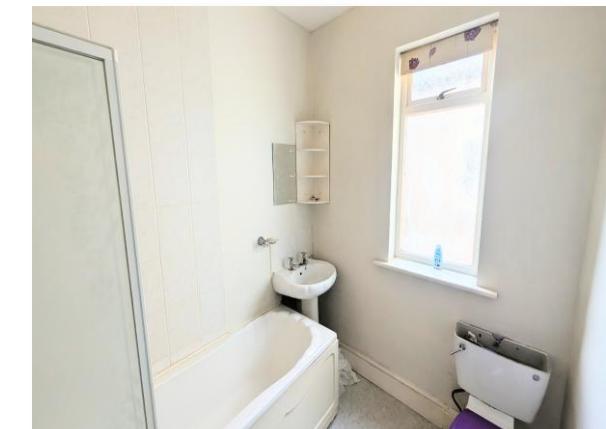


**Browning Avenue, Rock Ferry, Birkenhead, CH42 2DE**

**welcome to**

## **Browning Avenue, Rock Ferry Birkenhead**

47 Browning Avenue, Birkenhead, CH42 2DE. We are acting in the sale of the above property and have received an offer of £100,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.



## Property Description

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.

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.



**view this property online** [jonesandchapman.co.uk/Property/PTN116404](http://jonesandchapman.co.uk/Property/PTN116404)



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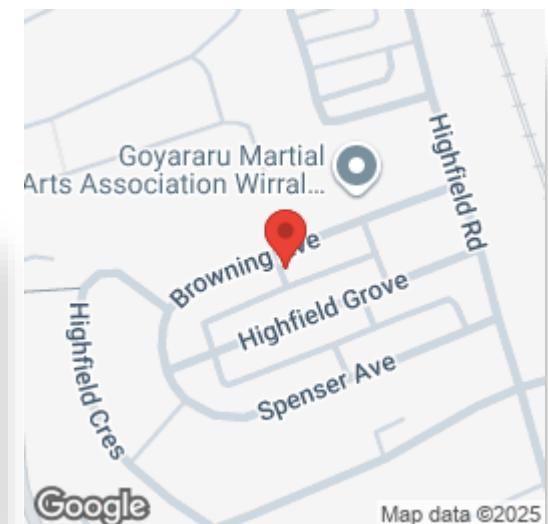
## Browning Avenue, Rock Ferry Birkenhead

- 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](https://www.jonesandchapman.co.uk/Property/PTN116404)

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.



Property Ref:  
PTN116404 - 0003

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