





Kirkland Avenue, Tranmere, Birkenhead, CH42 6QE



welcome to

Kirkland Avenue, Tranmere Birkenhead

Calling all Home Movers and First Time Buyers! You won't want to miss this one, featuring four bedrooms and spacious open downstairs living, there is plenty to offer. Call us today book your viewing and avoid disappointment.













Property Description

Jones and Chapman are delighted to bring to market this Four Bed Mid Terrace property on the ever popular Kirkland Avenue, perfectly situated within distance of Victoria Park, a variety of shops and amenities as well as schools for all ages. The location is also blessed with excellent transport links.

Upon entering the property, you are greeted with spacious hallway that allows access to all ground floor rooms. To the right you'll find sizeable lounge with bay window oozing natural light. Gas fire and mantel piece complete the lounge. To the rear, you'll find open plan kitchen diner with further living space, immaculately presented with feature log burner. The diner allows access to the rear yard which is an ideal space for those who enjoy the outdoor as we come into the warmer spring evenings!

Upstairs, you'll find four well-presented bedrooms, all well-lit and carpeted. The family bathroom with half tiled three piece suite completes the first floor. This property has been well-maintained by the current owner and is ready for you to drop your bags and move into. Call us today to book your viewing a must view to truly appreciate what it has to offer!

Lounge

15' 2" x 13' 5" (4.62m x 4.09m)

Double glazed bay window, radiator and gas fire with mantelpiece.

Kitchen

10' 1" x 9' 3" (3.07m x 2.82m)

Fitted kitchen comprising wall and base cupboards, sink unit and work surfaces. Double glazed door to the rear.

Diner/Living Room

20' 6" x 13' 2" (6.25m x 4.01m)

Double glazed window, radiator and log burner.



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.focalagent.com

First Floor Landing Bedroom One

15' 4" x 12' 2" (4.67m x 3.71m)

Double glazed window and radiator.

Bedroom Two

12' 9" x 10' 4" (3.89m x 3.15m) Double glazed window and radiator.

Bedroom Three

10' 8" x 9' 5" (3.25m x 2.87m) Double glazed window and radiator.

Bedroom Four

8' 8" x 7' 8" (2.64m x 2.34m) Double glazed window and radiator.

Bathroom

Four piece bathroom suite with wash hand basin and WC. Radiator and double glazed window.

Loft Space

Insulated and partially boarded loft space accessed via pull down ladder.





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- Four Bed Mid Terrace Home
- Council Tax Band: A
- Open Plan Kitchen Diner Living Room
- Immaculately Presented Throughout
- On Street Parking

Tenure: Freehold EPC Rating: C

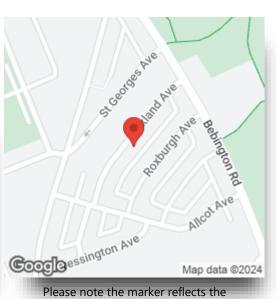
offers in the region of

£185,000









postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN115244



Property Ref: PTN115244 - 0006 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 quidance 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

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