



**Birnam Road, Wallasey, CH44 9AY**

**welcome to**

**Birnam Road, Wallasey**

Jones & Chapman are pleased to offer this three bedroom mid-terrace family house. Calling all First time buyers, this is a fantastic property for you to have a look at. Book in now to avoid disappointment.



## Property Description

Ideal for first time buyers this wonderful three bedroom terrace house comprises entrance vestibule, entrance hall, a bright lounge with bay window, a dining room to the rear open plan to the fitted kitchen. The dining room benefits from French style doors leading to the rear yard. To the first floor there are three bedrooms and a family bathroom. Externally there is a low maintenance flagged yard.

### Entrance Vestibule

Composite double glazed door and vinyl flooring.

### Entrance Hall

Wood framed single glazed door, radiator and laminate flooring.

### Lounge

12' 3" plus bay x 11' 6" max ( 3.73m plus bay x 3.51m max )  
UPVC double glazed bay window to front, radiator and carpet.

### Dining Room

13' 5" x 10' 11" max ( 4.09m x 3.33m max )  
Radiator, laminate flooring and UPVC double glazed patio doors to rear.

### Kitchen

10' 6" x 6' 4" ( 3.20m x 1.93m )  
Sink, gas hob and oven and extractor. Plumbing for washing machine, part tiled walls, boiler and UPVC double glazed window to rear.

### Landing

Carpet and Loft access - part boarded.

### Bedroom One

15' 3" into bay x 10' 11" max ( 4.65m into bay x 3.33m max )  
UPVC double glazed bay window to front, radiator and carpet.

### Bedroom Two

12' 6" x 11' 1" max ( 3.81m x 3.38m max )  
UPVC double glazed window to rear, radiator, fitted wardrobe and carpet.

### Bedroom Three

9' 11" x 6' 8" max ( 3.02m x 2.03m max )  
UPVC double glazed window to front, radiator and carpet.

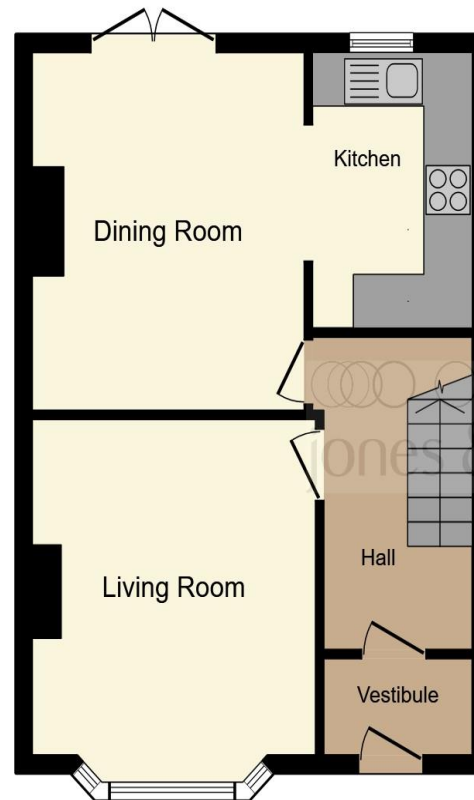
### Bathroom

WC, sink and bath with shower. Part tiled walls, radiator, vinyl flooring and UPVC double glazed window to front.

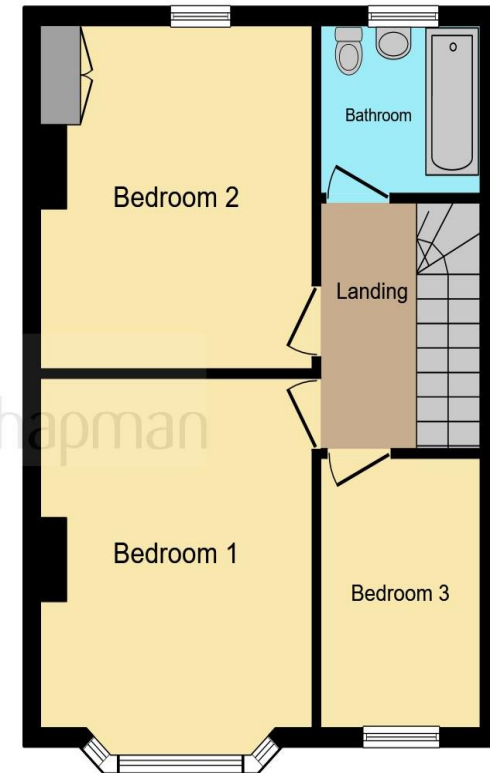
### Outside

#### Rear Garden

Patio courtyard, brick walls and wooden gate providing rear access.



Ground Floor



First Floor

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](http://www.focalagent.com)



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## Birnam Road, Wallasey

- Council Tax Band: A
- Three bedrooms
- Mid-terrace property
- Lounge
- Open Plan Dining room and kitchen

Tenure: Freehold EPC Rating: C

# £145,000



Please note the marker reflects the postcode not the actual property

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