



**Birkenhead Road, Wallasey, CH44 7BZ**

**welcome to**

**Birkenhead Road, Wallasey**

This deceptively spacious, traditional property is well presented, modern throughout and offers fantastic accommodation that needs to be appreciated with an internal inspection. This would make an ideal first time buy, or investment and a viewing is essential!





### Property Description

We are delighted to bring to market this beautifully presented two bedroom terraced house situated close to local schools, amenities and travel networks. It has been recently renovated by the current vendor and is beautifully presented, modern throughout and offers deceptively spacious accommodation that needs to be appreciated with an internal inspection. In brief the accommodation comprises of the living room, dining room and kitchen. To the first floor are two good-sized bedrooms and the family bathroom. Externally the property has a good sized courtyard. This property would make a fantastic first home or investment and early viewing is strongly advised in order to avoid disappointment.

### Entrance Hall

Wood framed single glazed door, radiator, meter cupboard and laminate flooring.

### Lounge

13' 1" max x 10' 5" max ( 3.99m max x 3.17m max )  
Two UPVC double glazed windows to front, radiator and carpet.

### Dining Room

12' 5" x 12' 1" max ( 3.78m x 3.68m max )  
UPVC double glazed window to rear, radiator and carpet.

### Kitchen

9' 9" x 7' 4" ( 2.97m x 2.24m )  
Sink, electric oven and gas hob. Part tiled walls, radiator, tiled floor, UPVC double glazed window to rear and wood framed single glazed door to side.

### Landing

Carpet and Loft access.

### Bedroom One

14' 1" max x 13' 2" ( 4.29m max x 4.01m )  
Two UPVC double glazed windows to front, radiator and carpet.

### Bedroom Two

12' 2" x 9' 4" max ( 3.71m x 2.84m max )  
UPVC double glazed window to rear, radiator, storage cupboard and carpet.

### Bathroom

WC, sink and bath with overhead shower. Part tiled walls, boiler housed in cupboard, radiator and vinyl flooring. UPVC double glazed window to rear.

### Outside

#### Rear Garden

Patio courtyard and brick walls.



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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## **Birkenhead Road, Wallasey**

- Council Tax Band: A
- Two Bedroom Terraced Property
- No Onward Chain
- Well Presented & Modern Throughout
- Close to Local Amenities, Schools & Transport Links

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAL111123 - 0002

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