



## 171 Cleveland Street, Birkenhead, CH41 3QD Offers In The Region Of £87,500



Welcome to this charming two-bedroom terrace property located on Cleveland Street in the heart of Birkenhead.

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The large through reception room offers plenty of space for various furniture arrangements, allowing you to create a cosy and inviting atmosphere.

The modern kitchen is a highlight of this property, providing a stylish and functional space for all your culinary adventures. Whether you're a seasoned chef or just starting to explore the world of cooking, this kitchen is sure to inspire your creativity.

The property boasts a well-maintained bathroom, offering convenience and comfort for your daily routines.

Outside, you'll find a charming rear yard, ideal for enjoying a morning cup of tea or hosting a summer barbecue with friends and family.

Located in a vibrant neighbourhood, this property offers easy access to local amenities, schools, and transport links, making it a convenient choice for anyone looking to settle in the area.

Don't miss out on the opportunity to make this lovely terrace property your new home. Contact us today to arrange a viewing and start envisioning the possibilities that await you at Cleveland Street!

- Two Bedrooms
- Mid Terrace Property
- Large Reception Room
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Rear Yard
- Sought After Area
- EPC Rating TBC

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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