40 Townsend Street, Birkenhead, CH41 7BL
£750 Per Calendar Month

2   **1**   **1**

Nestled in Townsend Street of Birkenhead, this delightful two-bedroom end of terrace house is a true gem waiting to be discovered. Built in 1938, this property exudes character and warmth, offering a cosy retreat for its future residents.

As you step inside, you are greeted by a welcoming kitchen with a dining area, perfect for enjoying morning coffees or hosting intimate dinners with loved ones. The property boasts a spacious reception room, ideal for relaxing after a long day or entertaining guests.

The modern bathroom adds a touch of luxury to this lovely home, providing a tranquil space to unwind and rejuvenate. With two well-appointed bedrooms, there is ample space for a small family, a couple, or even a single individual looking for a spare room or home office.
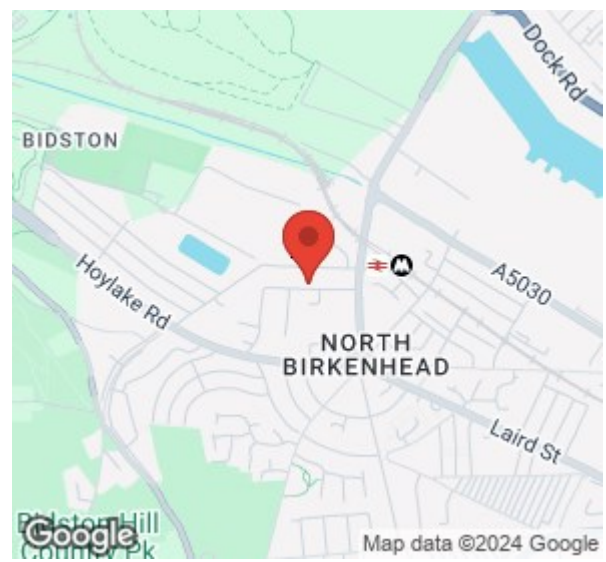
One of the standout features of this property is the large rear garden, offering a private outdoor sanctuary in the heart of the town. Imagine summer barbecues, gardening adventures, or simply basking in the sunshine in your own peaceful oasis.

The Property also benefits from brand new appliances including cooker and extractor hood, washing machine, fridge freezer, dish washer. In the outhouse/Laundry Room you will also find a brand new condenser tumble dryer.

- Two Bedrooms
- New Kitchen Appliances
- One Reception Room
- Kitchen With Dining Area
- Modern Bathroom
- Large Rear Garden
- Laundry Room
- Double Glazing
- Gas Central Heating
- EPC Rating D

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

Floor 0 Building 1

Hallway
1.12 x 1.23 m

4.45 x 2.70 m

Kitchen
2.81 x 4.06 m

Floor 1 Building 1

Landing
0.81 x 1.23 m

Bathroom
2.40 x 1.51 m

3.41 x 3.14 m

3.31 x 2.42 m

Approximate total area⁽¹⁾
54.96 m²

Laundry Room
1.51 x 1.52 m

Floor 0 Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ
T. 0151 638 6313 | E. management@bakewellhorner.co.uk
https://www.bakewellhorner.co.uk