



## 136 Oxton Road, Wirral, CH41 2TP Offers In The Region Of £60,000

 2  1  1  E

Set in Birkenhead, this two-bedroom flat presents an excellent opportunity for those looking to create their ideal living space. The property features a spacious lounge, perfect for relaxation and entertaining guests, providing a welcoming atmosphere that is sure to impress.

The kitchen, complete with dining space, offers a functional layout. While the flat is in need of modernization, this presents a unique chance for buyers to personalise the space to their taste and style, transforming it into a contemporary haven.

The two well-proportioned bedrooms provide ample room for rest and privacy, making this flat suitable for a variety of lifestyles, whether you are a first-time buyer, a small family, or an investor seeking a promising rental opportunity. The bathroom, though in need of some updating, is functional and serves the needs of the household. EPC Rating E

- Two Bedrooms
- First Floor Apartment
- One Large Reception Room
- Kitchen
- Bathroom
- Loft Room
- In Need Of Modernization
- Sought After Location
- Viewing Essential!
- EPC Rating E

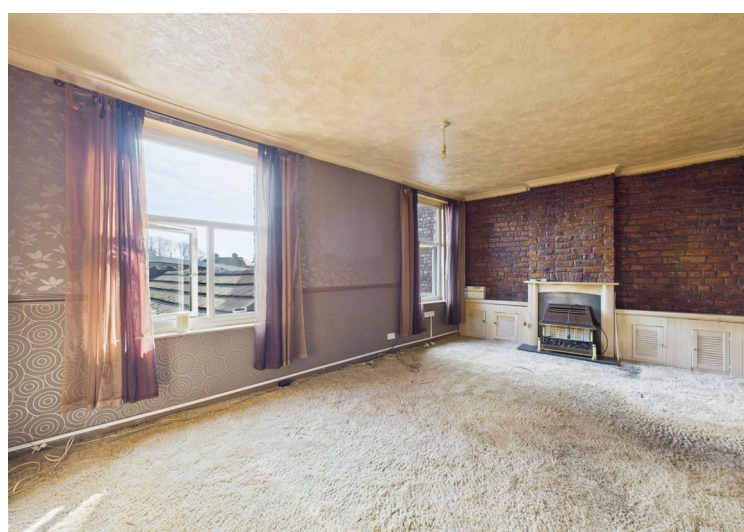
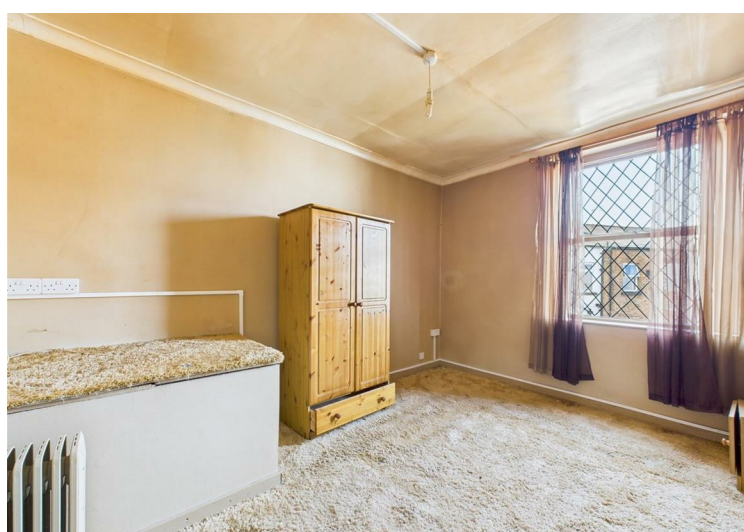
### Viewing

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
Vary 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		



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