



Elmswood Road, Birkenhead

£70,000



LESLEY HOOKS
ESTATE AGENTS





Situated in a residential area, this deceptively spacious two-bedroom terraced house offers a fantastic opportunity for first-time buyers or investors looking to add to their portfolio. While the property would benefit from some updating, it boasts great potential and is offered for sale with no onward chain, making for a smooth and straightforward purchase. The layout includes a welcoming entrance hall, a cosy lounge with a charming fireplace, and double doors leading into a bright and airy dining room—ideal for entertaining or family meals. The kitchen sits at the rear and offers plenty of scope for modernisation to create a stylish and functional space. Upstairs, you'll find two generous double bedrooms, with the second bedroom providing access to the shower room. Outside, the low-maintenance paved courtyard to the rear offers a private spot for relaxing or outdoor dining. Conveniently located within easy reach of local shops, schools, and excellent transport links, this property is brimming with potential and just waiting for someone to make it their own. Don't miss this fantastic opportunity—early viewing is recommended! Council tax band A. Freehold.

Hall

4'4" (1.32m) x 2'11" (0.89m)

Lounge

13'0" (3.96m) Into Bay x 12'3" (3.73m)

Dining Room

12'4" (3.76m) x 11'1" (3.38m)

Kitchen

9'4" (2.84m) x 5'5" (1.65m)

Bedroom One

12'7" (3.84m) x 11'2" (3.4m)

Bedroom Two

10'11" (3.33m) x 9'2" (2.79m)

Shower Room

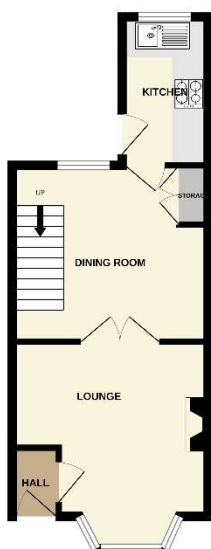
9'4" (2.84m) x 5'7" (1.7m)





GROUND FLOOR
329 sq ft, (30.5 sq m.) approx.

1ST FLOOR
322 sq ft, (29.9 sq m.) approx.



TOTAL FLOOR AREA: 651 sq ft, (60.5 sq m.) approx.

These floor plans are for information only. They are not intended to be used as a basis for any legal proceedings. The actual floor area of the property may vary from the area shown on the plans. The plans are not intended to be used as a basis for any legal proceedings. The actual floor area of the property may vary from the area shown on the plans. The plans are not intended to be used as a basis for any legal proceedings. The actual floor area of the property may vary from the area shown on the plans.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	9	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.