



Holt Hill, Birkenhead, Wirral CH41 9DG

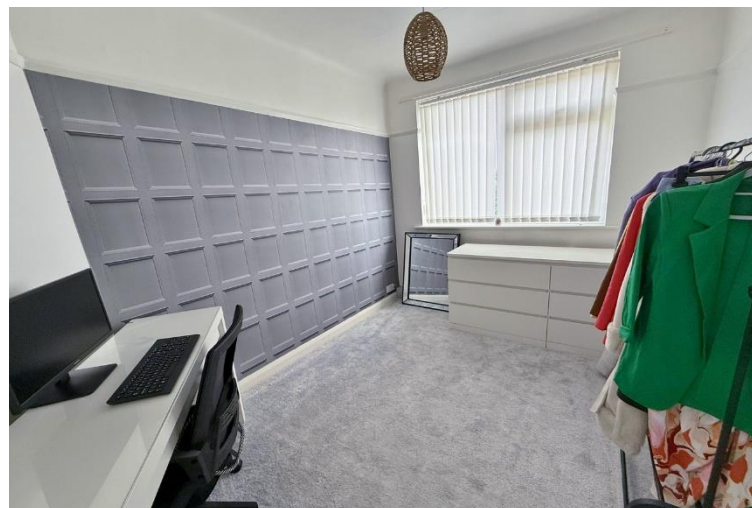
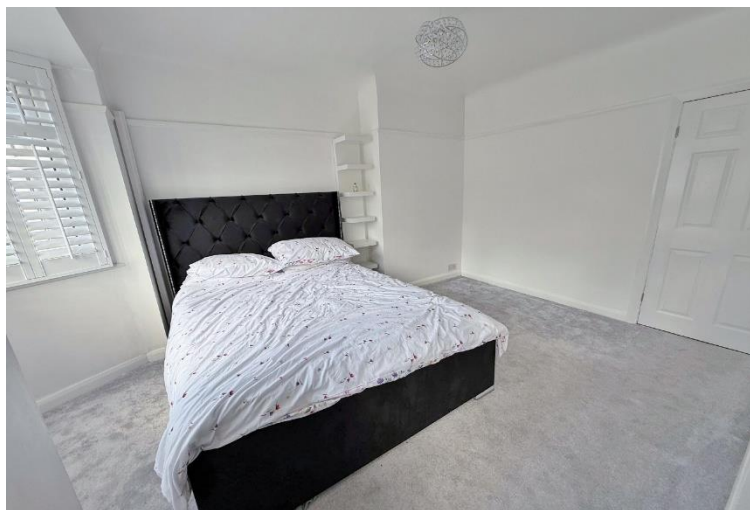
- Traditional Two Bedroom Semi Detached Property
- Well Appointed and Maintained Living Accommodation
- Two Good Sized Bedrooms and a Three Piece Bathroom
- Situated within Easy Reach of Amenities and Transport Links
- **** CASH BUYERS ONLY - JAPANESE KNOTWEED PRESENT ****
- Hallway, Spacious Lounge and Large Kitchen Diner
- Enclosed Rear Garden Paved for Ease of Maintenance
- Closer Inspection Strongly Recommended



£110,000 – CASH BUYERS ONLY



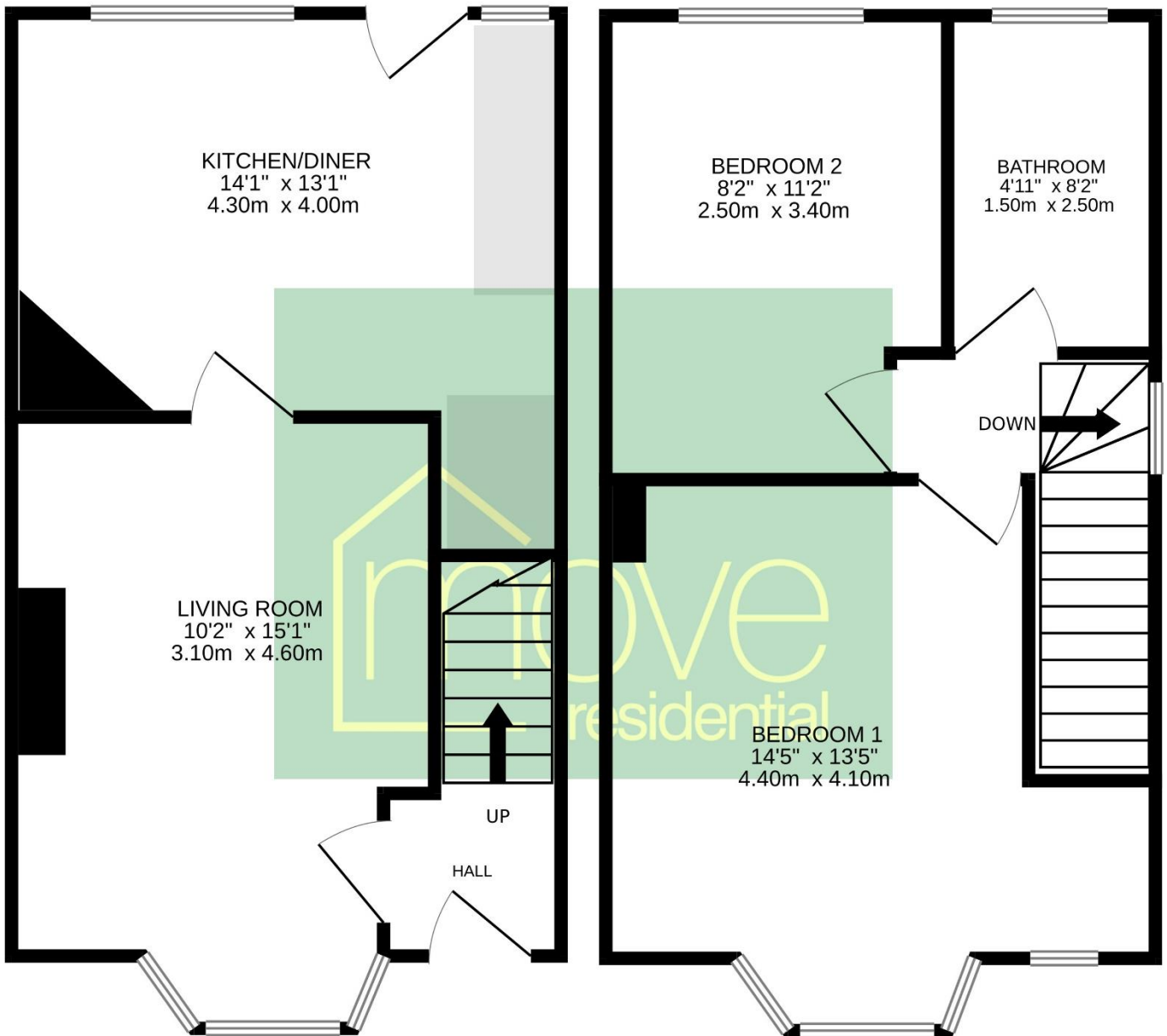






GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 628 sq.ft. (58.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**** CASH BUYERS ONLY - JAPANESE KNOTWEED PRESENT ****

This traditional two bedroom semi detached property offers a fantastic opportunity for cash buyers, due to the presence of Japanese knotweed. Situated in the popular residential area of Birkenhead, the home is ideally located within easy reach of local amenities, schools, and excellent commuting links, making it a convenient base for both work and leisure. Well appointed and tastefully maintained, the property features a neutral décor throughout, providing a move in ready feel for any prospective buyer. Upon entering, you are greeted by a welcoming hallway leading to a spacious lounge and to the rear, there is a generously sized kitchen/diner with direct access to the rear garden. The first floor offers two comfortable double bedrooms, each providing ample space for furnishings, along with a three piece family bathroom. Externally, the property benefits from a front garden, while the rear garden is fully enclosed and paved for ease of maintenance, creating a private outdoor space to enjoy. This home presents a great opportunity for buyers looking for a well-maintained property in a sought-after area, a closer inspection is strongly recommended.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.