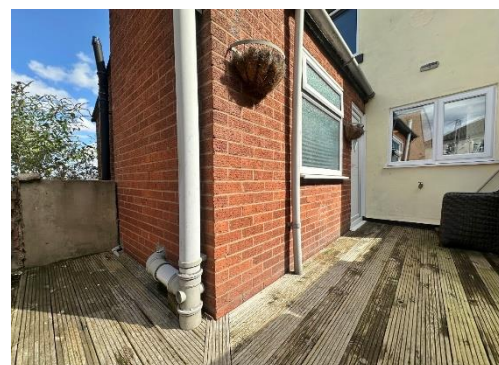




## Argyle Street South, Birkenhead, Wirral CH41 9BZ

- Traditional Two Bedroom End Terraced Home
- Lounge and Well Fitted Kitchen Diner
- Two Well Proportioned First Floor Bedrooms
- Prime Location with Excellent Commuting Links
- Well Maintained and Appointed Accommodation
- Ground Floor Three Piece Bathroom
- Enclosed Low Maintenance Decked Rear Courtyard
- Closer Inspection Strongly Recommended



£110,000

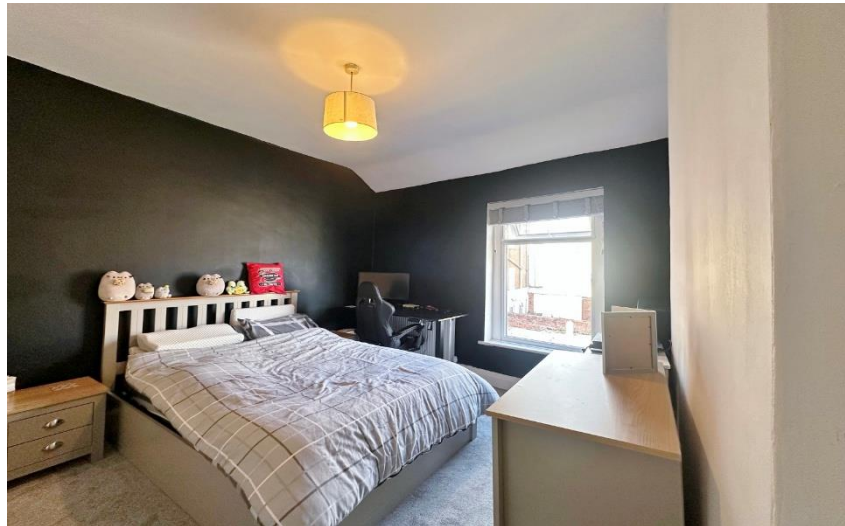




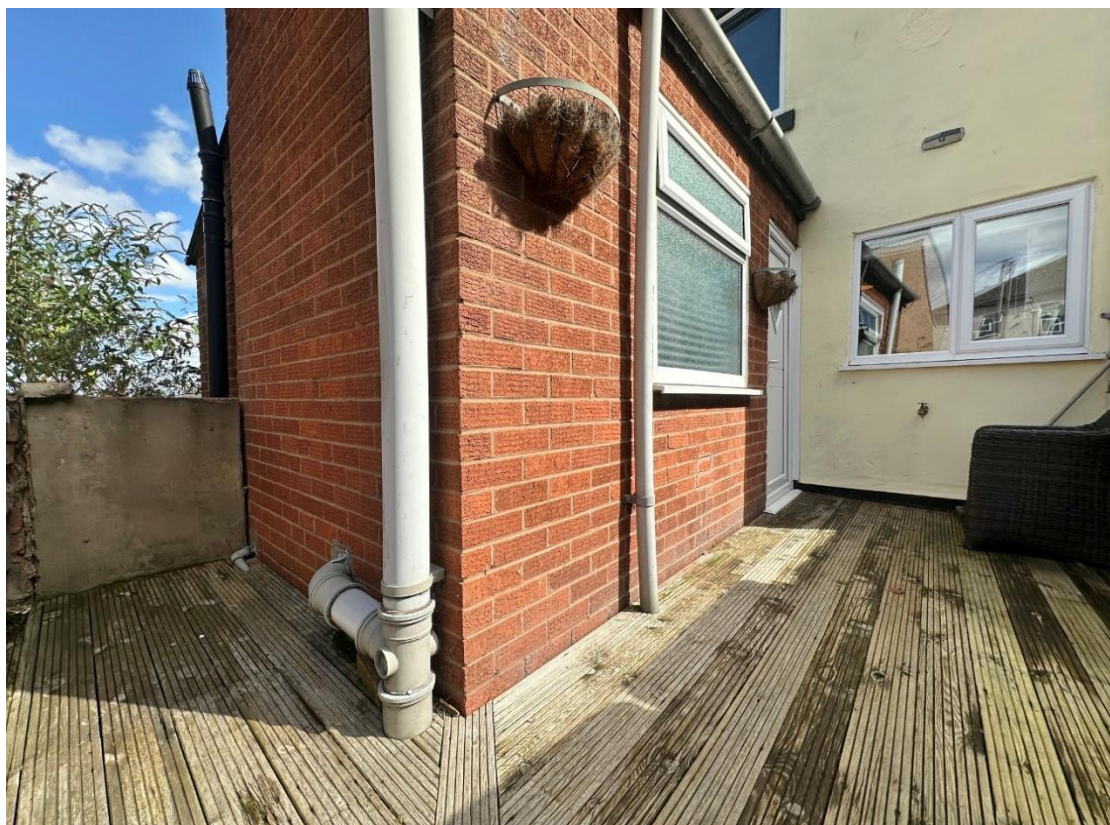
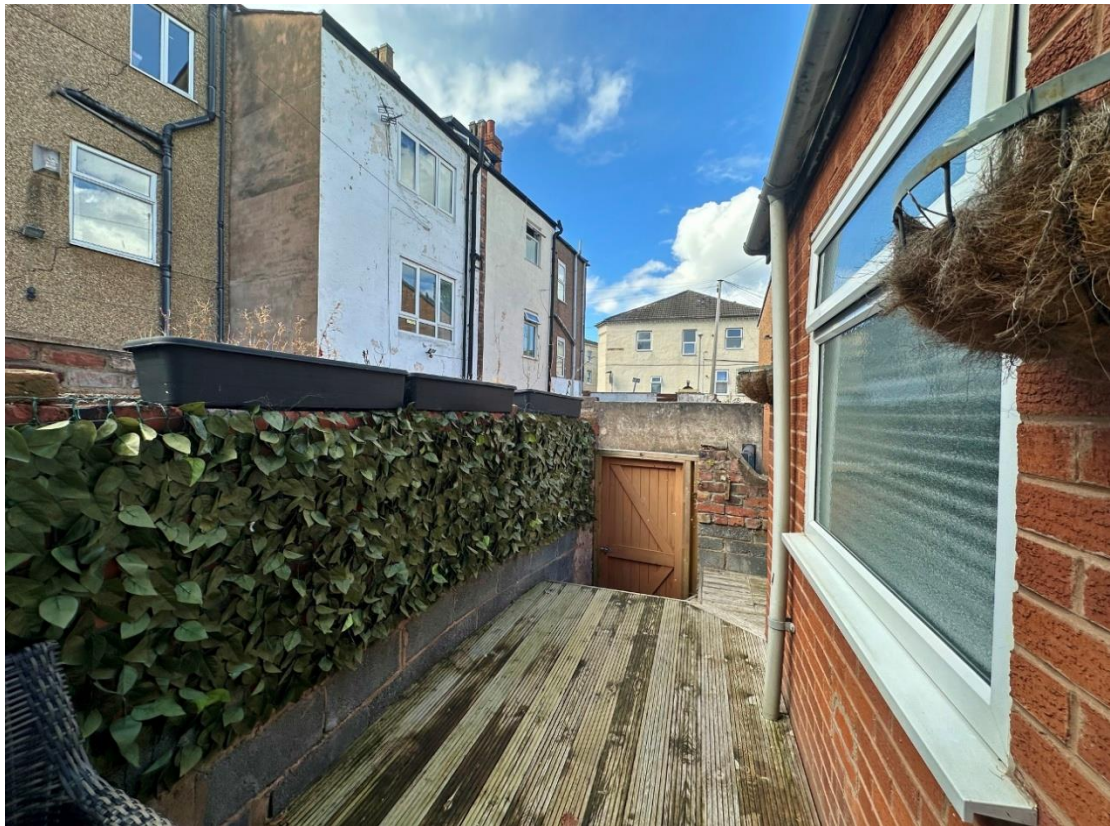












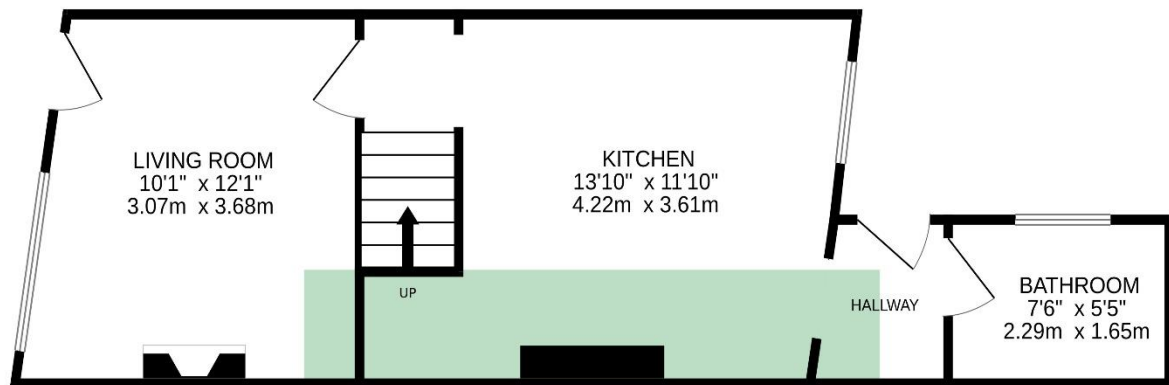




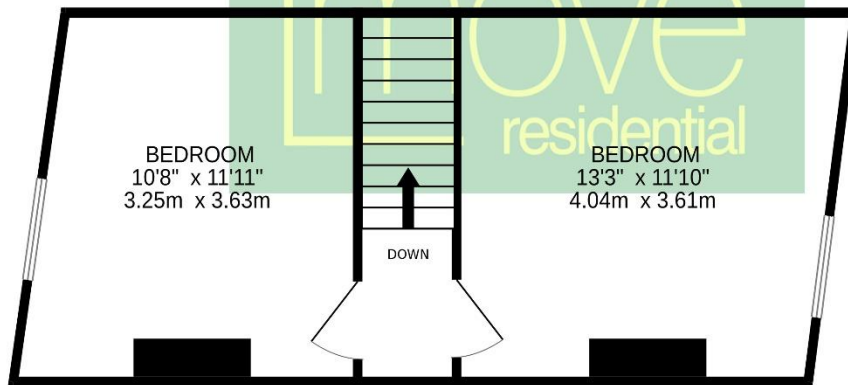
## Description

This well presented and maintained two bedroom terraced property is perfectly situated in the heart of Birkenhead, offering excellent access to local amenities and superb commuting links. It is an ideal opportunity for first time buyers or investors. The accommodation briefly comprises a welcoming lounge, inner hallway, a spacious kitchen/diner and a ground floor bathroom. To the first floor, there are two generously sized and well proportioned bedrooms, providing comfortable living space throughout. Externally, the property boasts a private enclosed rear courtyard garden, designed with decking for ease of maintenance. With its sought after location and ready to move in condition, an early viewing is strongly recommended.

## GROUND FLOOR



## 1ST FLOOR



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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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## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	45 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.