



Bentinck Place, Birkenhead, Wirral CH41 4DR

- Traditional Two Bedroom Mid Terraced Property
- Through Lounge Diner with a Fitted Kitchen Off
- Private Enclosed Low Maintenance Rear Yard
- Set Within Easy Reach of Local Amenities
- Well Maintained and Appointed Accommodation
- Two Double Bedrooms and a Modern Shower Room
- Gas Central Heating and Double Glazing
- Closer Inspection Strongly Recommended

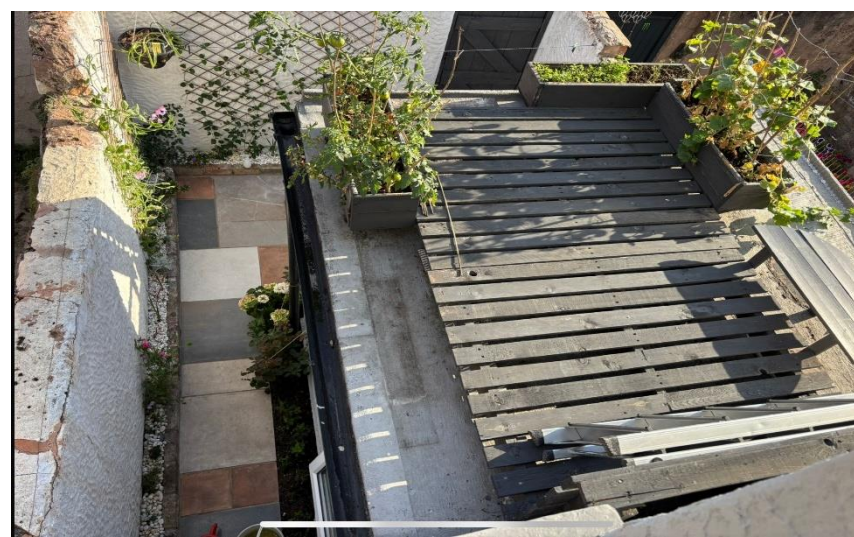


£110,000





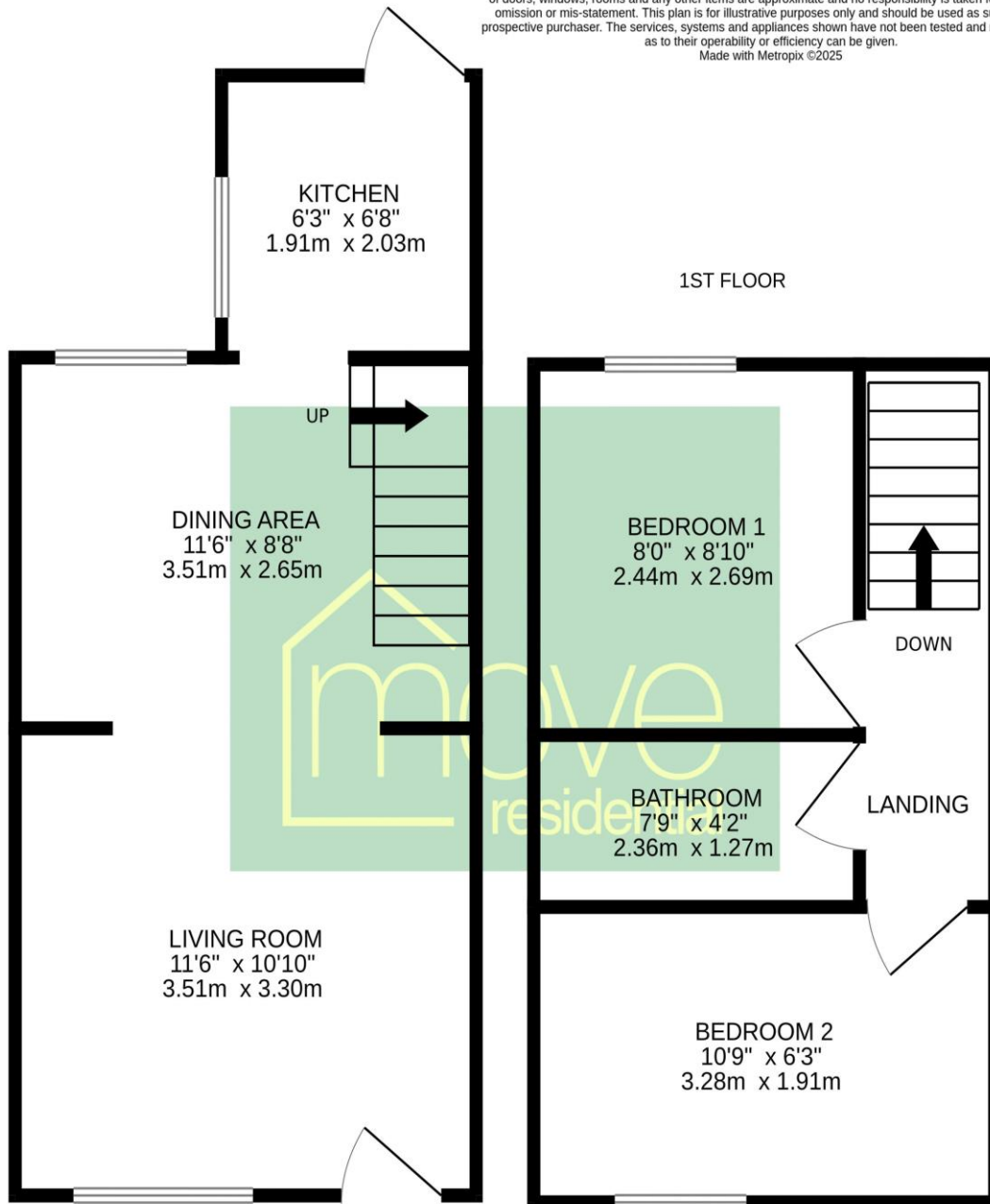




GROUND FLOOR

TOTAL FLOOR AREA : 494 sq.ft. (45.9 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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Description

This traditional two bedroom mid terraced property is located in a popular area of Birkenhead. Well maintained throughout, the accommodation includes a through lounge diner with a contemporary staircase leading to the first floor and a well fitted kitchen to the rear. Upstairs there are two good sized bedrooms and a modern shower room. Outside, the property benefits from a private enclosed rear yard that is easy to maintain. The home is conveniently positioned close to local amenities, schools, and transport links, making it ideal for a range of buyers. Viewing is strongly recommended to appreciate the quality and condition of the property.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	63 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.