Raffles Road, Tranmere Birkenhead CH42 0HH

jones & chapman

welcome to

Raffles Road, Tranmere Birkenhead

Three-bedroom mid-terrace property offering spacious accommodation across two floors. Conveniently located close to local amenities, schools and transport links, the property benefits from two reception rooms, a fitted kitchen, family bathroom and an enclosed rear yard. NO CHAIN!!

Agents Note
Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we
will endeavour to check for you, especially if you are contemplating travelling some distance to view the property

Property Description
Situated in a popular residential location, this three-bedroom mid-terrace house offers well-proportioned accommodation throughout and presents an excellent opportunity for buyers looking to put their own stamp on a property.

The ground floor briefly comprises an entrance hall, a bright bay-fronted living room, a separate dining room and a fitted kitchen with access to the rear yard. To the first floor are three bedrooms and a family bathroom fitted with a three-piece suite.

Externally, the property benefits from an enclosed rear yard providing low-maintenance outdoor space. On-street parking is available to the front of the property.

Ideally positioned close to a range of local shops, schools and transport links, this property would make an ideal first-time purchase, family home or buy-to-let investment.
Early viewing is recommended to appreciate the accommodation on offer.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall
Double-glazed composite door to the front and radiator.

Lounge
11' x 13' 6" (3.35m x 4.11m)
Double-glazed bay window to the front and radiator.

Dining Room
10' 3" x 14' 4" (3.12m x 4.37m)
Double-glazed window to the rear and radiator.

Kitchen
11' 1" x 5' 9" (3.38m x 1.75m)
Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Radiator, double-glazed window to the side and solid door to the side.

First Floor Landing
Bedroom One
11' 6" x 10' 2" (3.51m x 3.10m)
Double-glazed window to the front and radiator.

Bedroom Two
14' 4" x 10' 3" (4.37m x 3.12m)
Double-glazed window to the rear, radiator and boiler.

Bedroom Three
6' x 8' 7" (1.83m x 2.62m)
Double-glazed window to the front and radiator.

Bathroom
Comprising bath with shower over, wash hand basin and WC. Radiator and double-glazed window to the rear.

Outside
Yard to the rear.

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Raffles Road, Tranmere Birkenhead

- Three Bedroom Mid-Terrace House
- Two Spacious Reception Rooms
- Fitted Kitchen
- Family Bathroom
- Enclosed Rear Yard

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£100,000

Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN117003

The Property Ombudsman

Property Ref:
PTN117003 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

jones & chapman

0151 608 2287

Prenton@jonesandchapman.co.uk

349 Woodchurch Road, Prenton, PRENTON, Merseyside, CH42 8PE

jonesandchapman.co.uk

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