



Cathcart Street, Birkenhead, CH41 3JY

welcome to

Cathcart Street, Birkenhead

'Between every two pines is a doorway to a new world'

And this amazing new house could have the door that opens to your new world!! Dazzling throughout and ready to move into it has nothing that you wouldn't desire. Call us today to view, you will not be disappointed!!



Property Description

Perfect Executive Home! This distinctive four-bedroom family home is defined by its generous proportions. Designed primarily for versatile family living with its flexible floorplan and entertaining rooms.

Tastefully appointed and well maintained, this charming property offers a wealth of living space briefly comprising of, a bright welcoming hallway, a downstairs WC, a more than generous lounge, open plan recently modern kitchen diner.

To the first floor the property offers spacious landing with four generous sized bedrooms, further-more there is a contemporary family bathroom, Externally the property enjoys a spacious rear garden,

Call today to arrange a closer inspection with our Prenton office.

Downstairs Cloakroom

Comprising wash hand basin and WC. double-glazed window to the front.

Lounge

12' 2" x 17' 8" (3.71m x 5.38m)

Double-glazed double patio doors to the rear. double-glazed window to the rear and radiator.

Kitchen/ Diner

11' 5" x 19' (3.48m x 5.79m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and induction hob. Radiator and double-glazed window to the front.

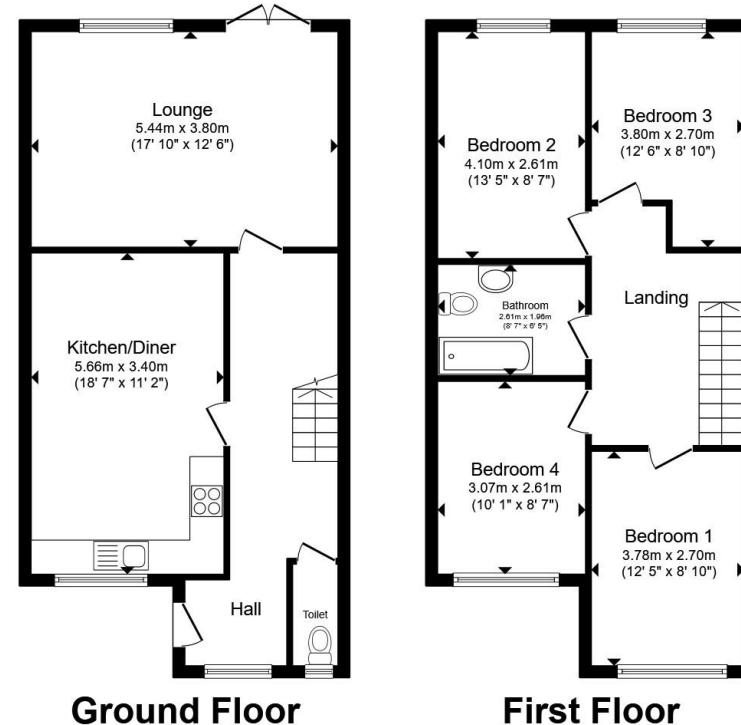
First Floor Landing

With loft access.

Bedroom One

10' 8" x 8' 6" (3.25m x 2.59m)

Double-glazed window to the front and radiator.



Ground Floor

First Floor

Total floor area 112.2 m² (1,208 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Bedroom Two

13' 5" x 8' 7" (4.09m x 2.62m)

double-glazed window to the rear, radiator and central heating boiler.

Bedroom Three

12' 6" x 8' 8" (3.81m x 2.64m)

Double-glazed window to the rear and radiator.

Bedroom Four

12' 5" x 8' 9" (3.78m x 2.67m)

Double-glazed window to the front and radiator.

Bathroom

Tiled bathroom with three-piece bathroom suite comprising bath with mixer taps and shower over, wash hand basin and WC. Radiator.



view this property online jonesandchapman.co.uk/Property/PTN116491



welcome to

Cathcart Street, Birkenhead

- Four Bedroom End Terraced House
- Lounge
- Kitchen/ Diner
- Downstairs WC
- Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£180,000

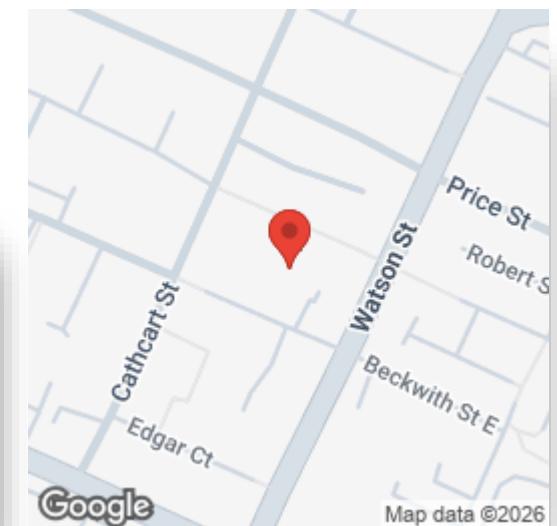


view this property online [jonesandchapman.co.uk/Property/PTN116491](https://www.jonesandchapman.co.uk/Property/PTN116491)

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.



Property Ref:
PTN116491 - 0002



Please note the marker reflects the postcode not the actual property



0151 608 2287



Prenton@jonesandchapman.co.uk



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



[jonesandchapman.co.uk](https://www.jonesandchapman.co.uk)