



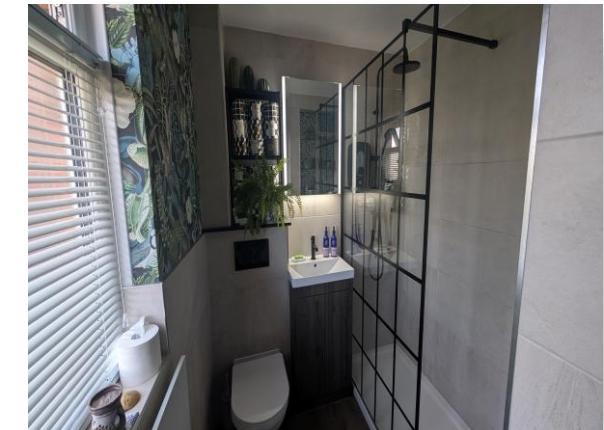
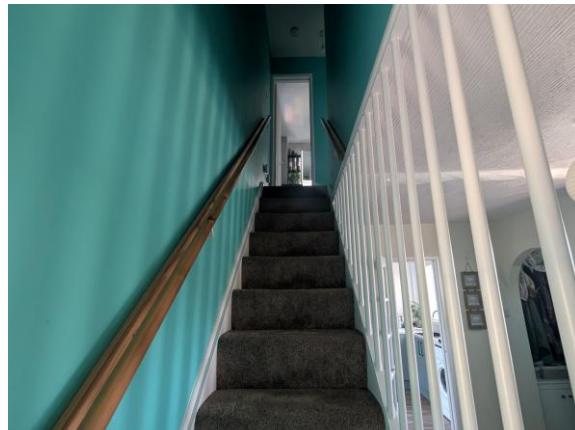
Kinmel Close, Birkenhead, CH41 3RX

welcome to

Kinmel Close, Birkenhead

Modern 2-Bedroom Semi-Detached Home

! Well-presented throughout, this ideal family home features a stylish kitchen diner, spacious lounge, two good-sized bedrooms, and a modern bathroom. Benefits include a private rear garden, ample driveway parking, and a great location close to shops, schools!



Property Description

Perfect for Young or Growing Families - A Must-See! This beautifully presented property offers a fantastic opportunity for first-time buyers or families seeking a comfortable and contemporary home in a sought-after location.

Inside, you'll find: A welcoming entrance hall, a modern kitchen diner with space to entertain, a bright and spacious living room, two generously sized bedrooms and a sleek, modern family bathroom.

Outside features include a private, enclosed rear garden - ideal for relaxing or play. Good sized driveway offering ample off-street parking.

Location highlights:

Situated in a popular residential area, close to a range of local amenities including shops, well-regarded schools, and excellent transport links.

Entrance Porch

Double-glazed composite door to the front.

Lounge

12' x 14' 2" (3.66m x 4.32m)

Double-glazed windows to the front and rear and electric heater.

Kitchen

8' 2" x 12' (2.49m x 3.66m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven, induction hob and washing machine. Heater for hot water and electric heater. Double-glazed window to the front and rear and double- glazed door giving access to the rear.

First Floor Landing

With storage cupboard.

Bedroom One

11' 5" x 11' 4" (3.48m x 3.45m)

Double-glazed window to the front and electric heater.

Bedroom Two

10' 4" x 5' 4" (3.15m x 1.63m)

Double-glazed window to the front, electric heater and loft access.

Shower Room

Partially tiled shower room with three-piece shower room suite comprising shower cubicle with electric shower, wash hand basin in vanity unit and WC. Electric heater, shaver point, medicine cabinet and double-glazed window to the rear.



view this property online jonesandchapman.co.uk/Property/PTN116360



welcome to

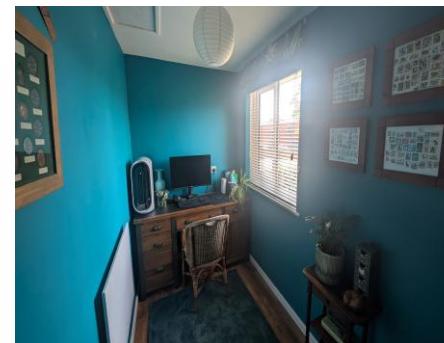
Kinmel Close, Birkenhead

- Contemporary Kitchen Diner
- Two Generous Bedrooms
- Spacious Living Room
- Modern Family Bathroom
- Private Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£127,000

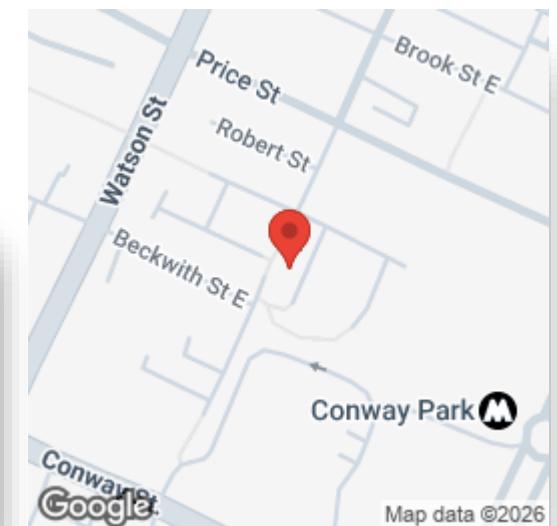


view this property online [jonesandchapman.co.uk/Property/PTN116360](https://www.jonesandchapman.co.uk/Property/PTN116360)

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:
PTN116360 - 0004



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)