





**Lloyd Avenue, Birkenhead, CH41 8AP**

jones & chapman

***welcome to***

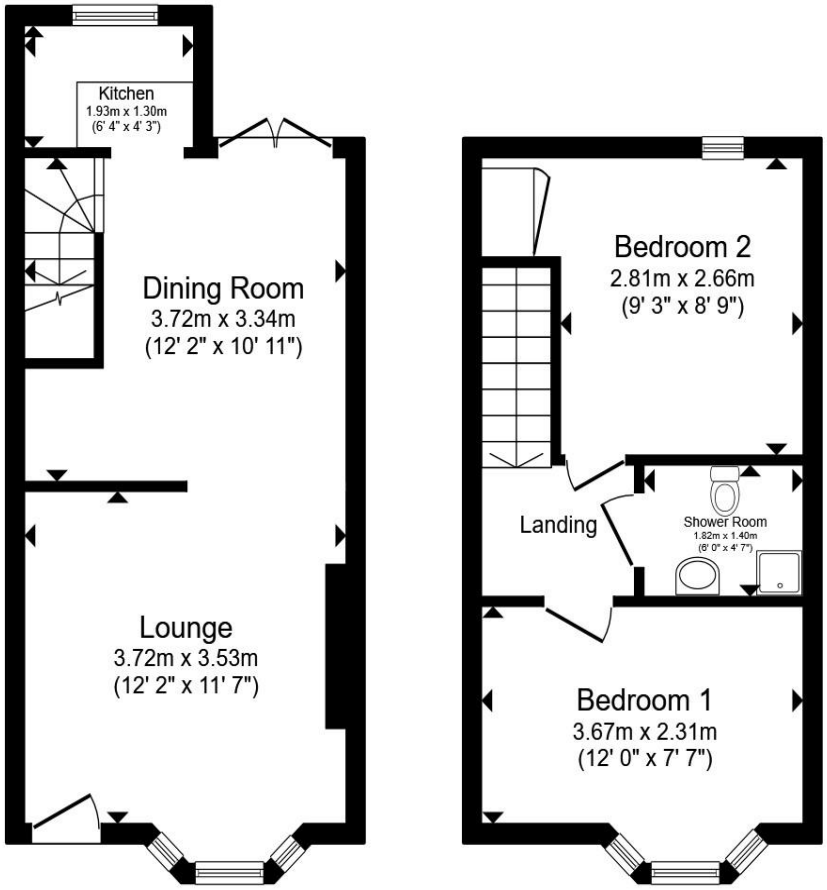
## Lloyd Avenue, Birkenhead

The ground floor offers a bright and welcoming lounge, enhanced by a bay window and contemporary décor, creating a comfortable space to relax. The accommodation flows through to a generous dining room, providing plenty of room for a dining table and making a great space for both everyday living and entertaining. To the rear is the modern fitted kitchen, finished with sleek units, contrasting work surfaces and tiled splashbacks, with access leading out towards the rear garden. Upstairs, there are two well-proportioned double bedrooms, with the main bedroom benefiting from another attractive bay window. A particularly stylish shower room completes the first floor, featuring contemporary wall panelling, a large walk-in shower enclosure and heated towel rail. Outside, the property continues to impress with a generous paved rear garden, designed with ease of maintenance in mind and providing ample space for outdoor seating, entertaining and relaxing. The end-terrace position is another welcome feature. Early viewing is highly recommended to appreciate everything this lovely home has to 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.










Total floor area 55.7 m² (600 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

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# Lloyd Avenue, Birkenhead

- Two Bedroom End Terraced House
- Spacious Lounge & Dining Room
- Fitted Kitchen
- Stylish Contemporary Shower Room
- Low-Maintenance Paved Rear Garden

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

## £115,000










Please note the marker reflects the postcode not the actual property

**view this property online** jonesandchapman.co.uk/Property/PTN116933

The Property Ombudsman

Property Ref:
PTN116933 - 0005

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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