





Primrose Road, Birkenhead, CH41 0EE

jones & chapman

welcome to

Primrose Road, Birkenhead

Terraced Treat with Everything on Your Doorstep!

Looking for a home that ticks all the boxes without breaking the bank? This spacious three-bedroom mid-terrace offers generous living space, a modern layout, convenient on-street parking, and shops just a short stroll away.













Property Description

The House That Says "Come On In"... and Then Makes You Want to Stay!

Welcome to this delightful three-bedroom mid-terraced home, perfectly positioned for those who love convenience, comfort, and the ability to pop to the shops without needing a sat nav. Step through the front door and into a welcoming hallway that leads to a spacious lounge, Beyond sits the generous dining room, large enough for family dinners, entertaining friends, or pretending you're hosting your own cooking show after mastering a takeaway reheating technique. The fitted modern kitchen offers plenty of workspace and storage, Upstairs, you'll find three well-proportioned bedrooms. The principal bedroom enjoys the luxury of its own en-suite, Outside, on-street parking means there's always a place nearby to park after a long day, and with local shops within easy walking distance, forgotten milk, emergency chocolate supplies, and weekend treats are never far away. There is also a beautiful rear garden perfect for entertaining family and friends.

Warning: Viewing may result in severe house envy and an overwhelming urge to start browsing furniture websites.

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 and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

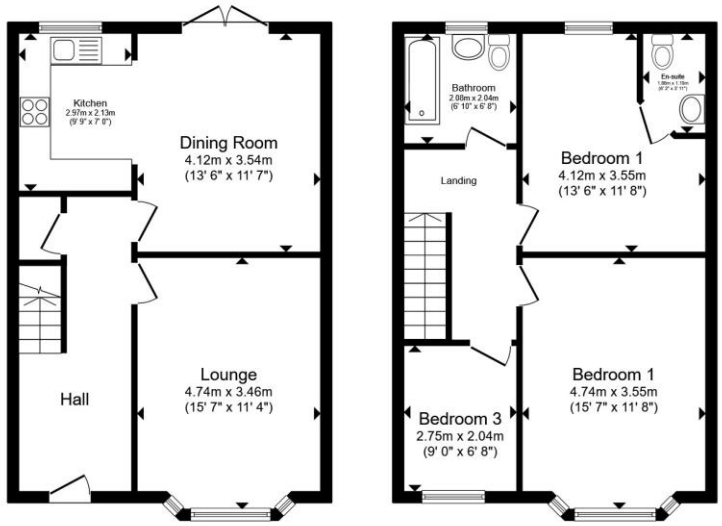
Entrance Hall

Door to front double glazed, wood laminate flooring, and radiator

Lounge

15' 7" x 11' 4" (4.75m x 3.45m)

Double glazed bay window with front facing aspect, Radiator, and TV point



Total floor area 99.5 m² (1,071 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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Dining Room

13' 6" x 11' 7" (4.11m x 3.53m)

Double glazed patio doors to the rear, Radiator, wood laminate flooring.

Kitchen

9' 9" x 7' (2.97m x 2.13m)

Double glazed window to the rear, wall and base units, gas hob, electric oven, cooker hood, boiler, worktops, sink and drainer, plumbing for washing machine.

Landing

Bedroom 1

13' 6" x 11' 8" (4.11m x 3.56m)

Rear facing window double glazed and radiator

En-Suite

WC and Wash hand basin

Bedroom 2

15' 7" x 11' 8" (4.75m x 3.56m)

Front facing double glazed bay window

Bedroom 3

9' x 6' 8" (2.74m x 2.03m)

Front facing window and radiator

Bathroom

Window to the rear double glazed, wash hand basin, WC, bath with overhead shower

Front Yard

Patio

Rear Yard

Decked area, lawn. gravel path, borders and outhouse - Rear access to entry.

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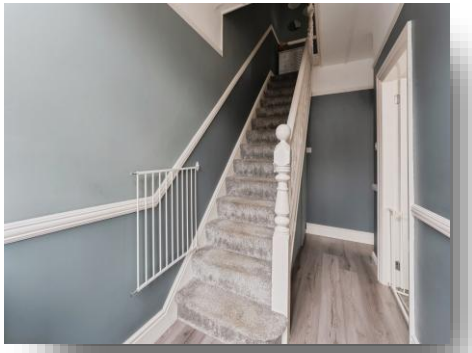
- Three Bedroom Mid-Terraced Home
- Spacious Lounge with Bay Window
- Generous Dining Room
- Fitted Kitchen with Ample Storage
- Modern Family Bathroom & En-suite

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

£210,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PTN116837 - 0004

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.

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