



Yelverton Road, Tranmere Birkenhead CH42 6PF

welcome to

Yelverton Road, Tranmere Birkenhead

Looking for a property with potential? Whether you're a first-time buyer looking for a project or an investor seeking your next venture, this could be the one you've been waiting for! The property offers spacious accommodation, on-street parking, and the added benefit of no onward chain.



Entrance Porch

Double-glazed door to the front.

Lounge

14' 6" x 11' 6" (4.42m x 3.51m)

Double-glazed bay window to the front, single-glazed door and gas fire.

Kitchen

11' 6" x 9' 10" (3.51m x 3.00m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and hot plate. Double-glazed window to the rear and under stairs storage.

Utility Room

7' 7" x 6' 2" (2.31m x 1.88m)

Wash hand basin, double-glazed window to the rear and double-glazed door to the side.

First Floor

Bedroom One

11' 9" x 11' 5" (3.58m x 3.48m)

Double-glazed window to the front and built-in storage.

Bedroom Two

11' x 8' 9" (3.35m x 2.67m)

Double-glazed window to the rear.

Shower Room

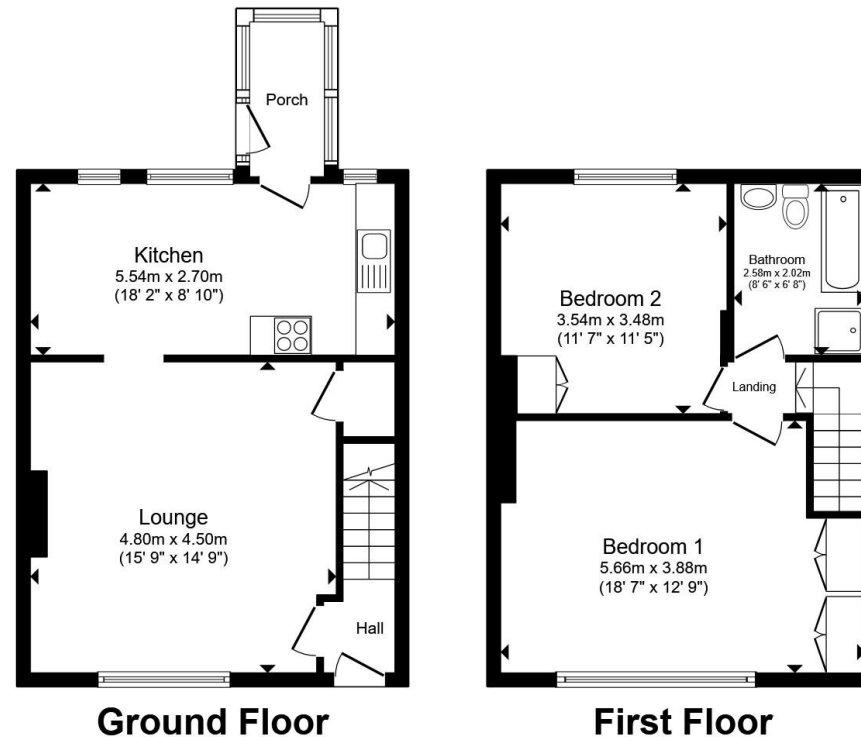
Comprising shower cubicle, wash hand basin and WC. Double-glazed windows to the side and rear.

Outside To The Rear

L-shaped yard with storage.

Please Note

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 87.1 m² (937 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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welcome to

Yelverton Road, Tranmere Birkenhead

- Two Bedroom Mid Terraced House
- Lounge
- Kitchen
- Utility Room
- Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116776 - 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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