



**Delyn Close, Birkenhead, CH42 4RH**



**welcome to**

**Delyn Close, Birkenhead**

PUBLIC NOTICE! 5 Delyn Close, Birkenhead, Merseyside, CH42 4RH. We are acting in the sale of the above property and have received an offer of £150,000 on the above property. Any interested parties must submit any higher offers in writing to Jones & Chapman before exchange of contracts takes place.



### Agents Note

It has been brought to our attention that there may be an invasive species of plant present within the grounds or the perimeter of the property. Please ask the branch for more details so that you can make further enquiries as required for your own purposes.

### Property Description

Located in a quiet cul-de-sac of the historic Egerton Park this three-bedroom detached bungalow is being sold with no onward chain, perfect for anyone who is itching to get stuck into renovations. With generous dimensions, a favourable layout, attractive garden, and separate garage, this is the kind of property that the experienced will likely see as merely a series of straightforward tasks, the perfect investment. If you are interested in selling the property once you've had your fun restoring it you will find that with bungalows being a rare commodity demand will surely not be a problem!

### Lounge

16' 8" x 11' 8" ( 5.08m x 3.56m )

Double-glazed window to the front, fireplace, and radiator. Wood panelling and faux stone facade to one wall.

### Kitchen

14' 5" x 8' 6" ( 4.39m x 2.59m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and gas hob. Radiator, double-glazed window to the side and door giving access to the rear of the property.

### Bedroom One

11' 4" x 10' 4" ( 3.45m x 3.15m )

Double-glazed window to the front, radiator and built-in wardrobes.

### Bedroom Two

11' 9" x 8' 2" plus alcove ( 3.58m x 2.49m plus alcove )

Double-glazed window to the rear and radiator. Access to the loft.

### Bedroom Three

9' 5" max x 7' 7" max ( 2.87m max x 2.31m max )

Double-glazed window to the rear and radiator.

### Shower Room

Comprising shower cubicle with electric shower, and wash hand basin with built-in cupboard beneath. Radiator and double-glazed window to the rear. Separate WC.

### Cloakroom

Comprising WC, radiator and double-glazed window to the side.

### Outside

With front and rear gardens and garage.

### Front Garden

Front garden with lawned area. Paved paths leading to the garage and rear garden.

### Rear Garden

Rear garden with lawn and mature garden borders stocked with mature plants and shrubs. Outdoor tap and stone walls to boundaries.

### Separate Garage

Single separate garage and brick-built outbuilding attached to the rear of garage.



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## **Delyn Close, Birkenhead**

- Detached Bungalow
- In need of full renovation
- Investment Opportunity
- Three Bedrooms
- Detached Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN115910 - 0008

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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