



Holmes Court, Merlin Road, Birkenhead, CH42 9QH

welcome to

Holmes Court Merlin Road, Birkenhead

Flat 6 Holmes Court North Road CH42 9QH We advise that an offer has been made for the above property in the sum of £100,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. 349 Woodchurch Road, Prenton, CH42 9QH. 01516082287.



Property Description

Flat 6 is a spacious three-bedroom first-floor apartment set within the popular Holmes Court development on Merlin Road. All bedrooms are generously sized doubles, including a master bedroom with its own en-suite for added privacy. The comfortable lounge provides a relaxing living space, complemented by a sleek family bathroom. This chain-free, leasehold property is well placed for modern living, offering secure communal entry and access to communal gardens - perfect for outdoor leisure.

A notable perk is designated parking, adding valuable convenience in a sought-after area. The property is nestled in a pleasant residential pocket of Prenton, known for its friendly community atmosphere and excellent connectivity.

Agents Note; We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regard to any specific requirements before proceeding.

Entrance Hall

With radiator and storage cupboards.

Lounge

14' 4" x 17' 8" (4.37m x 5.38m)

Double-glazed windows to the front and side, and radiator.

Kitchen

10' 6" x 8' 4" (3.20m x 2.54m)

Kitchen with wall and base cupboards (in need of repair), sink and drainer unit and work surfaces. Electric oven and gas hob. Washing machine and fridge freezer. Radiator and double-glazed window to the side.

Bedroom One

8' 4" x 13' 5" (2.54m x 4.09m)

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

En-Suite

Partially tiled En-Suite with WC.

Bedroom Two

8' 3" x 12' 2" (2.51m x 3.71m)

Double-glazed window to the front and radiator.

Bedroom Three

5' 7" x 12' 2" (1.70m x 3.71m)

Double-glazed window to the front and radiator.

Bathroom

Partially tiled bathroom with three-piece bathroom suite comprising bath with mixer taps and shower over, wash hand basin and WC. Radiator.

Communal Areas

Communal gardens and parking.



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welcome to

Holmes Court Merlin Road, Birkenhead

- Three Generous Bedrooms
- Spacious Lounge
- Family Bathroom
- Allocated Parking
- Communal Gardens

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116431 - 0003

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