



**Moorland Road, Tranmere, Birkenhead, CH42 5NU**

**welcome to**

**Moorland Road, Tranmere, Birkenhead**

MUST SEE!! This property is an amazing investment opportunity or perfect for a first-time buyer. It comprises of lounge, kitchen, two bedrooms, yard to the rear with on street parking.

Request a viewing, because once it's gone, its gone!



## Property Description

This two-bed mid terraced house is perfect for either a first-time buyer, an investor expanding their portfolio or somebody who is starting one. Located in a popular area for investors.

The property comprises of spacious lounge and a kitchen; on the first floor there are two bedrooms and a three-piece family shower room. Externally there is good sized rear yard.

Please call the Prenton office now for more information and to arrange a viewing.

## Lounge

11' 11" x 10' 3" ( 3.63m x 3.12m )

Double-glazed door and double-glazed bay window to the front. Radiator and electric fire.

## Kitchen

10' 3" x 8' 3" ( 3.12m x 2.51m )

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

## First Floor Landing

## Bedroom One

11' 10" x 6' 4" ( 3.61m x 1.93m )

Double-glazed window to the front and radiator.

## Bedroom Two

8' 9" x 7' 3" ( 2.67m x 2.21m )

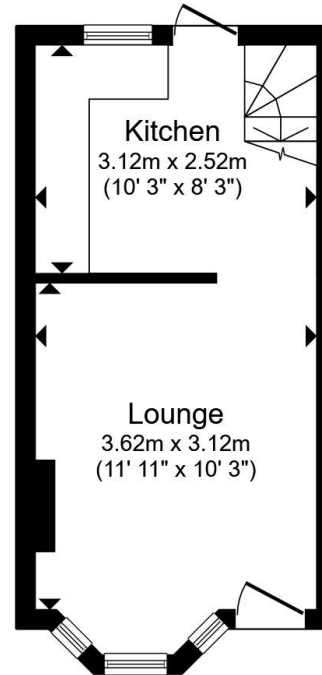
Double-glazed window to the rear, radiator and central heating boiler.

## Bathroom

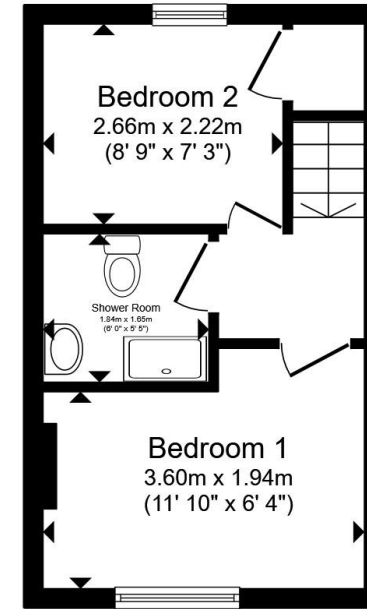
Partially tiled bathroom comprising shower cubicle, wash hand basin and WC. Extractor fan.

## Outside

Yard to rear.



Ground Floor



First Floor

Total floor area 42.4 m<sup>2</sup> (456 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](http://www.propertybox.io)



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## Moorland Road, Tranmere Birkenhead

- Two Bedroom Mid Terraced House
- Lounge
- Kitchen
- Shower Room
- Rear Yard

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£95,000**



Please note the marker reflects the postcode not the actual property

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