



**Craven Street, Birkenhead, CH41 4BS**

**welcome to**

**Craven Street, Birkenhead**

A neatly presented two-bedroom semi-detached bungalow, tucked away on a traditional terraced street. Offering a kitchen/diner, two shower rooms including an en-suite, and a private courtyard, this chain-free property provides comfortable, low-maintenance living in a convenient Birkenhead location.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Double-glazed composite door to the front.

## Kitchen/Lounge

16' 6" x 13' 3" ( 5.03m x 4.04m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and induction hob. Washing machine and fridge freezer. Double-glazed patio doors to the rear and double-glazed door to the side.

## Bedroom One

10' 8" x 11' 3" ( 3.25m x 3.43m )

Double-glazed door to the rear and electric heater.

## En-Suite

Comprising shower, wash hand basin and WC. Double-glazed window to the side.

## Bedroom Two

6' 5" x 8' 11" ( 1.96m x 2.72m )

Double-glazed window to the front and electric heater.

## Shower Room

Comprising shower cubicle, wash hand basin and WC. Medicine cabinet and electric radiator.

## Outside

Yard to rear.

## Property Description

A charming and surprisingly spacious two-bedroom semi-detached bungalow, offering comfortable single-level living in a unique and convenient setting. Situated on a terraced house street, this distinctive bungalow offers privacy and practicality while remaining close to local amenities and transport links. Inside, the property is thoughtfully arranged to suit modern lifestyles, beginning with a welcoming kitchen/diner — a sociable space perfect for everyday meals and relaxed entertaining.

The bungalow boasts two well-proportioned bedrooms, with the main bedroom benefiting from its own en-suite shower room, providing extra comfort and convenience. A separate additional shower room serves the rest of the home, ideal for guests or shared living.

To the rear, a private courtyard offers a low-maintenance outdoor space — perfect for enjoying a morning coffee or adding a touch of greenery without the upkeep of a larger garden.

Being sold with no onward chain, this property presents an excellent opportunity for first-time buyers, downsizers, or investors looking for a straightforward purchase. Comfortable, practical, and full of potential, this bungalow is well worth a closer look.



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## Craven Street, Birkenhead

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two-bedroom semi-detached bungalow
- Main bedroom with en-suite shower room

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£65,000**



Total floor area 51.6 m<sup>2</sup> (556 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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Property Ref:  
PTN116559 - 0003

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