



Merlin Road, Birkenhead CH42 9QG

welcome to

Merlin Road, Birkenhead

Three-bedroom mid-terraced townhouse offered with no onward chain, featuring a galley kitchen, spacious lounge, conservatory, rear garden and driveway. Two double bedrooms and family bathroom on the first floor, with a master suite including walk-in wardrobe and en-suite on the second floor.



Entrance Hall

With double-glazed front door and radiator.

Cloakroom

With W/C, wash hand basin and radiator.

Lounge

15' x 12' 9" (4.57m x 3.89m)

With double patio double-glazed doors and window to rear aspect and radiator.

Kitchen

6' 2" x 15' 6" (1.88m x 4.72m)

With wall and base units with complimentary work tops, sink and drainer, gas hob with electric oven, radiator and double-glazed window to front aspect.

Conservatory

11' 4" x 8' 6" (3.45m x 2.59m)

With double-glazed double patio doors to rear aspect and double-glazed window to side aspect.

Landing

With water tank in cupboard and radiator.

Bedroom Two

12' 1" x 13' (3.68m x 3.96m)

With double-glazed window to rear aspect and radiator.

Bedroom Three

11' 8" x 6' 2" (3.56m x 1.88m)

With double glazed window to front aspect and radiator.

Bathroom

With bath, wash hand basin, W/C, radiator and medical cabinet.

Second Floor

From the first floor landing double-glazed window to front aspect, radiator and door with stairs leading to Bedroom One and En-suite bathroom.

Bedroom One

With built in/walk in wardrobes, radiator, loft access and double-glazed window to rear aspect.

En Suite

Bath with mixer taps, shower cubicle, wash hand basin, W/C, shower point, radiator, part tiled and double-glazed window to front aspect.

Rear Garden

With flagging, steps and Astro turf.

Agents Note

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."



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welcome to

Merlin Road, Birkenhead

- No Onward Chain
- Three-Storey Townhouse Layout
- Master Suite with Walk-In Wardrobe & En-Suite
- Conservatory & Rear Garden
- Driveway Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 200.00

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.

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116319 - 0003

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