



Aspinall Street, Birkenhead, CH41 4HZ

welcome to

Aspinall Street, Birkenhead

Warning!! you're about to fall in love... This spacious three-bed mid terraced house with a great-sized yard is perfect for first timers. Blink and you'll miss it!



Entrance Hall

Composite door and double-glazed window to the front and radiator.

Lounge

13' 6" x 11' 4" (4.11m x 3.45m)

Double-glazed bay window to the front and radiator.

Dining Room

10' 11" x 10' 7" (3.33m x 3.23m)

Double-glazed window to the rear and radiator.

Kitchen

8' 4" x 6' 8" (2.54m x 2.03m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven, induction hob and washing machine plumbing.

Double-glazed door to the rear.

First Floor Landing

Bedroom One

13' 6" x 11' 9" (4.11m x 3.58m)

Double-glazed bay window to the front and radiator.

Bedroom Two

11' 11" x 11' 9" (3.63m x 3.58m)

Double-glazed window to the rear and radiator.

Central heating boiler and built-in storage.

Bedroom Three

8' 2" x 5' 9" (2.49m x 1.75m)

Double-glazed window to the front and radiator.

Bathroom

Bathroom with three-piece suite comprising bath with shower over, wash hand basin and WC. Loft access and double-glazed window to the rear.

Outside

Rear Yard

Rear yard laid with flagstones and artificial lawn.

Please Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of

carrying out the required identity & anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Aspinall Street, Birkenhead

- Three Bedroom Mid Terraced House
- Spacious Lounge
- Dining Room
- Kitchen
- Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116758 - 0004

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.

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