



Acrefield Court, Acrefield Road, Birkenhead, CH42 8LD

welcome to

Acrefield Court, Acrefield Road, Birkenhead

Whether you are a first-time buyer, downsizing or investing, this ground floor apartment with no onward chain could be for you!



Property Description

This two-bedroom ground floor flat in the heart of Prenton offers a multitude of benefits, including a communal garden - accessed via the double patio doors - communal parking and excellent transport links. The kitchen and bathroom are both in great condition leaving just the cosmetic work to have fun with!

With a little attention - and possibly with the help of Instagram inspiration! - this property could be such a wonderful place to come home to, and with no onward chain that dream could be a reality sooner than you think! Book a viewing today and start picking out paint samples!

Agents Note

**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

Entrance Hall

With telephone connection to maid entrance. Built-in cupboard housing the electric meter.

Lounge

12' 9" x 11' 6" (3.89m x 3.51m)

Double glazed French windows to the front giving access to the communal gardens. Radiator and grey laminate flooring. Glass panel door leading to hallway.

Kitchen

11' 9" x 6' 6" (3.58m x 1.98m)

Galley kitchen comprising wall and base cupboards, one and a half bowl sink and drainer unit with mixer tap and complementary dark grey work surfaces. Electric oven and gas hob with cooker-hood above. Space and plumbing for a washing machine and dish washer. Built-in cupboard housing the Worcester boiler. Space for fridge in alcove. Dark grey flooring, radiator and double-glazed window over-looking the communal gardens. Glass panel door to lounge.

Bedroom One

11' 3" x 9' 7" (3.43m x 2.92m)

Double glazed window to the side with venetian blind, radiator, stripped floor and built-in cupboard.

Bedroom Two

11' 9" plus alcove x 8' 8" max (3.58m plus alcove x 2.64m max)

Window to the side, radiator and wood laminate flooring.

Bathroom

Three-piece bathroom suite comprising bath with shower over, wash hand basin and WC. Radiator, grey tiled flooring and light above mirror.

Outside

Private access to communal gardens through French doors, with porch covering above.



view this property online [jonesandchapman.co.uk/Property/PTN115464](https://www.jonesandchapman.co.uk/Property/PTN115464)



welcome to

Acrefield Court Acrefield Road, Birkenhead

- Ground Floor Flat
- Two Bedrooms
- Communal Gardens
- Communal Parking
- Highly Desirable Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1245.56

Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 169 years from 01 Dec 1969. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£70,000



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/PTN115464](https://www.jonesandchapman.co.uk/Property/PTN115464)



Property Ref:
PTN115464 - 0014

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.

 jones & chapman



0151 608 2287



Prenton@jonesandchapman.co.uk



349 Woodchurch Road, Prenton, PRENTON,
Merseyside, CH42 8PE



jonesandchapman.co.uk