



Albany Road, Rock Ferry, Birkenhead, CH42 4QH

welcome to

Albany Road, Rock Ferry, Birkenhead

Lovely location, no onward chain, ready to move-in but with plenty of scope to make it your own - this three-bedroom mid terrace house ticks too many boxes for you to waste time, so what are you waiting for? Book a viewing today!



Property Description

The air is getting cold and crisp, and it is time to think about finding a cozy place to cuddle up indoors - time, that is, to find a house! Whether it is your first house or a new house this is THE house: a three-bedroom mid-terrace house on the edge of Victoria Park, a highly sought-after residential location. The property is being sold with no onward chain - blessed words to anyone who has had to juggle multiple sales! - and needs no immediate work, which means that you could move straight in and faster than you might think!

The property consists of three bedrooms, two reception rooms, a spacious kitchen and bathroom and a lovely rear yard with decking. It is close to popular schools as well as plenty of amenities and has excellent transport links. It is, in short, the dream for first time-buyers, investors and young families and will therefore surely be snapped up by house hunters on the ball, so don't miss out! Book your first viewing of your new house today.

Entrance Porch

Double-glazed composite door to the front.

Entrance Hall

Single-glazed door to the front, radiator and carpet.

Lounge

12' 9" x 11' (3.89m x 3.35m)

Double-glazed bay window to the front and radiator. Living flame gas fire with feature fire surround and wall light. Carpet, utility cupboard and doors giving access to the dining room.

Dining Room

11' 6" x 11' 5" (3.51m x 3.48m)

Double-glazed window to the rear and radiator.

Kitchen

12' 2" x 8' 6" (3.71m x 2.59m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit with mixer tap and complementary work surfaces with tiled splash backs. Integrated electric oven and induction hob with cooker-hood above. Space and plumbing for a washing machine and space for fridge/freezer. Central heating boiler. radiator, two double-glazed windows to the side, double-glazed window to the rear and double-glazed door giving access to the rear garden. Under-stairs pantry with shelving, coat hooks and radiator.

First Floor Landing

With storage cupboard and loft access.

Bedroom One

13' 2" x 14' 8" (4.01m x 4.47m)

Double-glazed bay window to the front with views of Victoria Park, radiator and built-in wardrobe.

Bedroom Two

9' 6" x 11' 9" (2.90m x 3.58m)

Double-glazed window to the rear, radiator and storage cupboard.

Bedroom Three

5' 7" x 8' 6" (1.70m x 2.59m)

Double-glazed window to the rear and radiator.

Bathroom

Partially tiled bathroom with three-piece shower room suite comprising walk-in shower cubicle, wash hand basin with mixer tap set within vanity unit and WC. Radiator and double-glazed window to the side.

Outside

Rear Garden

Flagged rear garden with decking, garden shed, garden borders with mature plants.



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Albany Road, Rock Ferry Birkenhead

- Mid Terrace House
- Council Tax Band - A
- Three Bedrooms
- Two Reception Rooms
- Spacious Modern Kitchen

Tenure: Freehold EPC Rating: D
Council Tax Band: A



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.focalagent.com

£145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116242 - 0002

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