



Albany Road, Rock Ferry, Birkenhead, CH42 4QH

 **jones & chapman**

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.



view this property online jonesandchapman.co.uk/Property/PTN116242



welcome to

Albany Road, Rock Ferry Birkenhead

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

Tenure: Freehold EPC Rating: D

Council Tax Band: A



£145,000



view this property online jonesandchapman.co.uk/Property/PTN116242



Property Ref:
PTN116242 - 0002

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



0151 608 2287



Prenton@jonesandchapman.co.uk



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



jonesandchapman.co.uk