



Acuba Grove, Birkenhead, CH42 5LY

welcome to

Acuba Grove, Birkenhead

No onward chain! A fantastic opportunity to step onto the property ladder or expand your portfolio with this charming two-bedroom mid-terrace, ideally located just a stone's throw from Mersey Park, this is a home that's ready for its next chapter.



Property Description

Looking for a home with potential, location & no pesky chain? This could be the one!

Situated within easy reach of the ever-popular Mersey Park, this 2 bed mid-terrace offers an excellent opportunity for first-time buyers, investors or anyone looking to put their own stamp on a property.

Step through the front door into the welcoming hallway, leading through to a cosy lounge, perfect for relaxing after a long day. To the rear, the generously sized kitchen provides plenty of room for cooking, dining & entertaining, with access out to the rear garden.

Upstairs you'll find 2 well-proportioned bedrooms, including a spacious principal bedroom, along with a family bathroom completing the accommodation.

Outside, the property benefits from both front & rear gardens, offering valuable outdoor space for gardening enthusiasts, summer barbecues or simply enjoying a morning coffee in the fresh air.

The location is another real winner, with Mersey Park nearby, along with local shops, schools, transport links & amenities all within easy reach.

Offered for sale with no onward chain, this is a straightforward move & a fantastic opportunity to create a lovely home in a popular residential location.

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

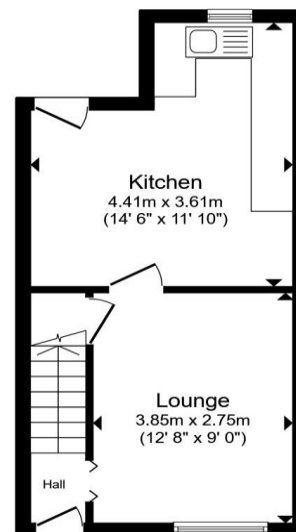
Entrance Hall

Double-glazed door to the front.

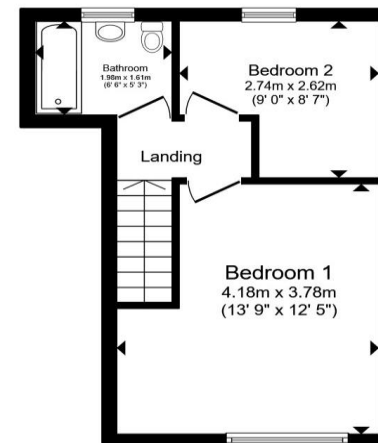
Lounge

12' 8" x 9' (3.86m x 2.74m)

Double-glazed window to the front and radiator. Wood laminate flooring and understairs cupboard.



Ground Floor



First Floor

Total floor area 56.9 m² (613 sq.ft.) approx

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.propertybox.io


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Kitchen/ Diner

14' 6" x 11' 10" (4.42m x 3.61m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. electric oven and hob with cooker-hood above and space and plumbing for a washing machine. Central heating boiler. Tiled floor and radiator. Double-glazed window to the rear and double-glazed door giving access to the rear.

First Floor Landing

Bedroom One

13' 9" x 12' 5" (4.19m x 3.78m)

Double-glazed window to the front and radiator.

Bedroom Two

9' x 8' 7" (2.74m x 2.62m)

Double-glazed window to the rear and radiator.

Bathroom

Comprising bath, WC and wash hand basin set within vanity unit. Double-glazed window to the rear.

Outside

With front and rear gardens

Front Garden

Front garden laid to lawn and patio.

Rear Garden

Flagstone and concrete rear garden with gravel borders.



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welcome to

Acuba Grove, Birkenhead

- Two Bedroom Mid Terraced House
- Lounge
- Kitchen / Diner
- Bathroom
- Front & Rear Gardens

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

£93,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PTN116820 - 0003

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