



**Maybank Road, Birkenhead, CH42 7HJ**

**welcome to**

**Maybank Road, Birkenhead**

MUST SEE!! This property is an amazing investment opportunity comprising of lounge, dining room, kitchen, large bedroom, dressing room/study/nursery and a bathroom. Yard to rear.

Request a viewing, because once it's gone, its gone!



## Property Description

This one-bed mid terraced house is certainly not lacking in size. In a popular area for investors. The property comprises of entrance hall, spacious lounge, dining room, and a kitchen; on the first floor there is a double bedroom and a dressing room/study giving access to the bathroom. Externally there is good sized yard.

Please call the Prenton office now to arrange your viewing.

## Entrance Porch

Single-glazed wooden door to the front.

## Lounge

12' 9" x 11' 8" ( 3.89m x 3.56m )

Double-glazed bay window to the front and radiator. Single-glazed frosted window between lounge and dining room. Laminate flooring and cupboards housing the utility meters.

## Dining Room

11' 9" x 11' ( 3.58m x 3.35m )

Double-glazed window to the rear and radiator. laminate flooring and staircase leading to the first floor.

## Kitchen

6' 9" x 6' 8" ( 2.06m x 2.03m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit with mixer tap and work surfaces. Gas cooker and washing machine plumbing. Central heating boiler. Tiled floor, double-glazed window to the rear and double-glazed door to the side giving access to the lean-too.

## First Floor Landing

### Bedroom

10' 8" x 11' 8" ( 3.25m x 3.56m )

Double-glazed window to the front, radiator and laminate flooring.



Ground Floor



First Floor

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](http://www.focalagent.com)

## Dressing Room

11' 3" x 9' 1" ( 3.43m x 2.77m )

Possibility to create a second bedroom. Double-glazed window to the rear and radiator. Laminate flooring and over-stairs storage cupboard. Leading through to bathroom

## Bathroom

Bathroom with three-piece bathroom suite comprising bath with mixer tap and shower over, wash hand basin and WC. Storage cupboard, extractor fan and radiator. Vinyl flooring and two double-glazed frosted windows.

## Outside

With front and rear gardens.

## Front Garden

With garden bed and pathway leading to front door. Timber fencing to sides.

## Lean-Too

From the kitchen, side door opens into lean-too with plastic roof and single door and window giving access to the rear yard.

## Rear Yard

Rear yard with planting areas and gate giving access to the rear alley.



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welcome to

## Maybank Road, Birkenhead

- Mid Terraced House
- Lounge
- Dining Room
- Kitchen
- Bedroom & Dressing Room/Study/Nursery

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£90,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PTN116227 - 0004

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jones & chapman



**0151 608 2287**



[Prenton@jonesandchapman.co.uk](mailto:Prenton@jonesandchapman.co.uk)



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



[jonesandchapman.co.uk](https://www.jonesandchapman.co.uk)