

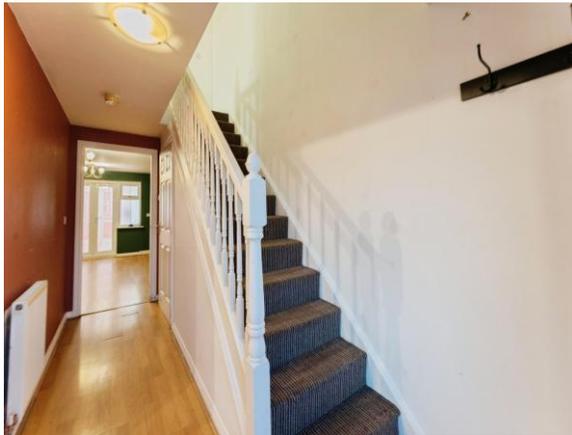


Merlin Road, Birkenhead, CH42 9QG

welcome to

Merlin Road, Birkenhead

Three-bedroom mid-terraced townhouse offered with no onward chain, featuring a galley kitchen, spacious lounge, conservatory, rear garden and driveway. Two double bedrooms and family bathroom on the first floor, with a master suite including walk-in wardrobe and en-suite on the second floor.



Property Description

Offered for sale with no onward chain, 37 Merlin Road is a well-arranged three-bedroom mid-terraced townhouse that provides flexible accommodation across three floors, ideal for families, professionals, or buyers seeking space with practicality.

The ground floor welcomes you into a good-sized lounge, perfect for everyday living and entertaining, which flows through to a conservatory overlooking the rear garden—an excellent additional living space bringing in natural light year-round. The galley-style kitchen is neatly laid out with ample storage and work top space, ideal for efficient cooking and daily use.

On the first floor, the property offers two generous double bedrooms alongside a family bathroom, creating a comfortable and functional level for family members or guests. The second floor is dedicated to an impressive master bedroom suite, complete with a walk-in wardrobe and en-suite bathroom, providing a private retreat away from the main living areas.

Externally, the home benefits from a rear garden—ideal for relaxing or entertaining—and a private driveway to the front, offering convenient off-road parking. Situated on a popular residential road in Prenton, the property is well placed for local amenities, schools and transport links, making it a practical and appealing home.

With no chain and a versatile layout, this townhouse offers a smooth purchase and immediate potential to make it your own.

Entrance Hall

With double-glazed front door and radiator.

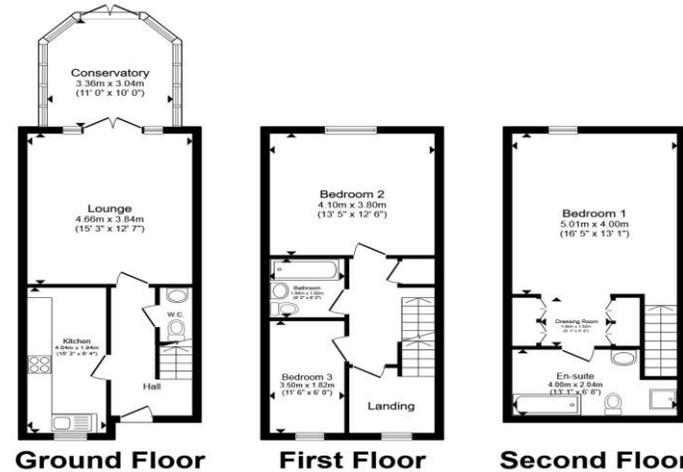
Cloakroom

With W/C, wash hand basin and radiator.

Lounge

15' x 12' 9" (4.57m x 3.89m)

With double patio double-glazed doors and window to rear aspect and radiator.



Total floor area 119.0 m² (1,281 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



Kitchen

6' 2" x 15' 6" (1.88m x 4.72m)

With wall and base units with complimentary work tops, sink and drainer, gas hob with electric oven, radiator and double-glazed window to front aspect.

Conservatory

11' 4" x 8' 6" (3.45m x 2.59m)

With double-glazed double patio doors to rear aspect and double-glazed window to side aspect.

Landing

With water tank in cupboard and radiator.

Bedroom Two

12' 1" x 13' (3.68m x 3.96m)

With double-glazed window to rear aspect and radiator.

Bedroom Three

11' 8" x 6' 2" (3.56m x 1.88m)

With double glazed window to front aspect and radiator.

Bathroom

With bath, wash hand basin, W/C, radiator and medical cabinet.

Second Floor

From the first floor landing double-glazed window to front aspect, radiator and door with stairs leading to Bedroom One and En-suite bathroom.

Bedroom One

With built in/walk in wardrobes, radiator, loft access and double-glazed window to rear aspect.

En Suite

Bath with mixer taps, shower cubicle, wash hand basin, W/C, shower point, radiator, part tiled and double-glazed window to front aspect.

Rear Garden

With flagging, steps and Astro turf.



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welcome to

Merlin Road, Birkenhead

- No Onward Chain
- Three-Storey Townhouse Layout
- Master Suite with Walk-In Wardrobe & En-Suite
- Conservatory & Rear Garden
- Driveway Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/PTN116319](https://www.jonesandchapman.co.uk/Property/PTN116319)



Property Ref:
PTN116319 - 0002

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