



Hartington Avenue, Birkenhead, CH41 8AS

welcome to

Hartington Avenue, Birkenhead

Time stops for no one, and if we allow ourselves to focus on the negative, we might miss out on some really amazing things that life has to offer. Just like this amazing home, Calling all Investors and first-time buyers! Seeing is believing. Arrange to view today!!



Property Description

You really must view this property to really appreciate what is on offer here!! Firstly, walking up to this fantastic three-bedroom house you are greeted by a lovely entrance hall which guides you through to the welcoming home. The property is of good proportion. In brief it comprises of a lounge, dining room, kitchen and downstairs Shower room, a family bathroom three bedrooms and easily maintained rear yard, you really will be the envy of your friends come the summer weather

Occupying a good-sized plot in the prime location, this home is full to the brim with character and charm and should be at the top of your list of houses to view. Call us today.

Entrance Hall

Double-glazed composite door to the front, radiator and storage under stairs.

Downstairs Shower Room

Comprising shower cubicle, wash hand basin and WC. Double-glazed window to the side.

Lounge

14' 5" x 11' 8" (4.39m x 3.56m)

Double-glazed bay window to the front, radiator, gas fire and wall lights.

Dining Room

12' 7" x 10' 7" (3.84m x 3.23m)

Double-glazed window to the front and radiator.

Kitchen

6' 3" x 13' 9" (1.91m x 4.19m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven, induction hob and washing machine plumbing. Double-glazed window and double-glazed door to the side.

First Floor Landing

Bedroom One

8' 9" to wardrobes x 14' 3" (2.67m to wardrobes x 4.34m)

Double-glazed bay window to the front, radiator and built-in wardrobes.

Bedroom Two

10' 4" x 12' 8" (3.15m x 3.86m)

Double-glazed window to the rear and radiator. Central heating boiler and airing cupboard.

Bedroom Three

6' 2" x 8' (1.88m x 2.44m)

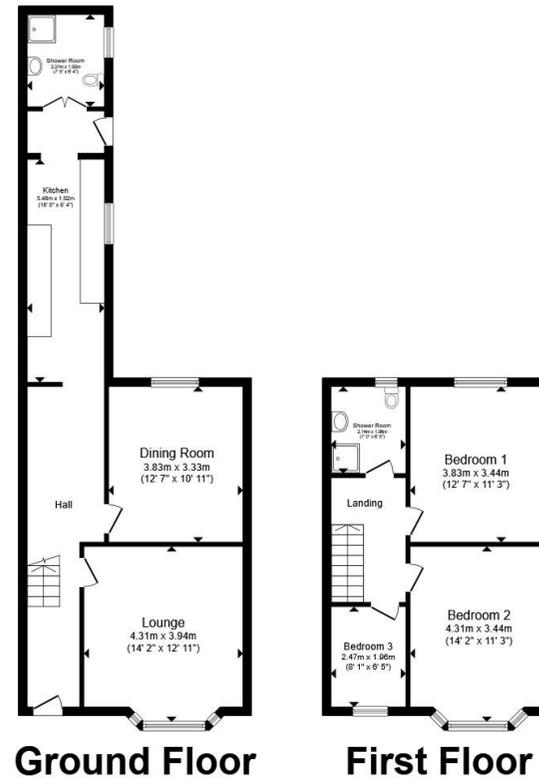
Double-glazed window to the front and radiator.

Shower Room

Comprising shower cubicle vanity wash hand basin and WC. Medicine cabinet, radiator and loft access. Double-glazed window to the rear.

Rear Garden

Rear yard with shed.



Total floor area 103.2 m² (1,111 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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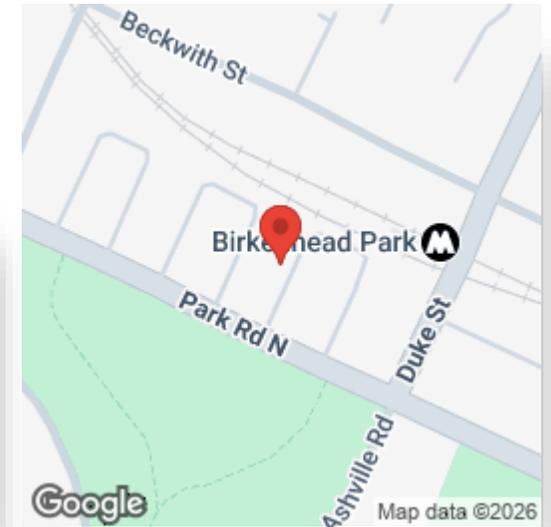
Hartington Avenue, Birkenhead

- Three Bedroom End Terraced House
- Lounge
- Dining Room
- Kitchen
- Downstairs Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£130,000



Please note the marker reflects the postcode not the actual property

[view this property online jonesandchapman.co.uk/Property/PTN116542](https://www.jonesandchapman.co.uk/Property/PTN116542)



Property Ref:
PTN116542 - 0002

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