





Rosedale Road, Tranmere Birkenhead CH42 5PG

jones & chapman

welcome to

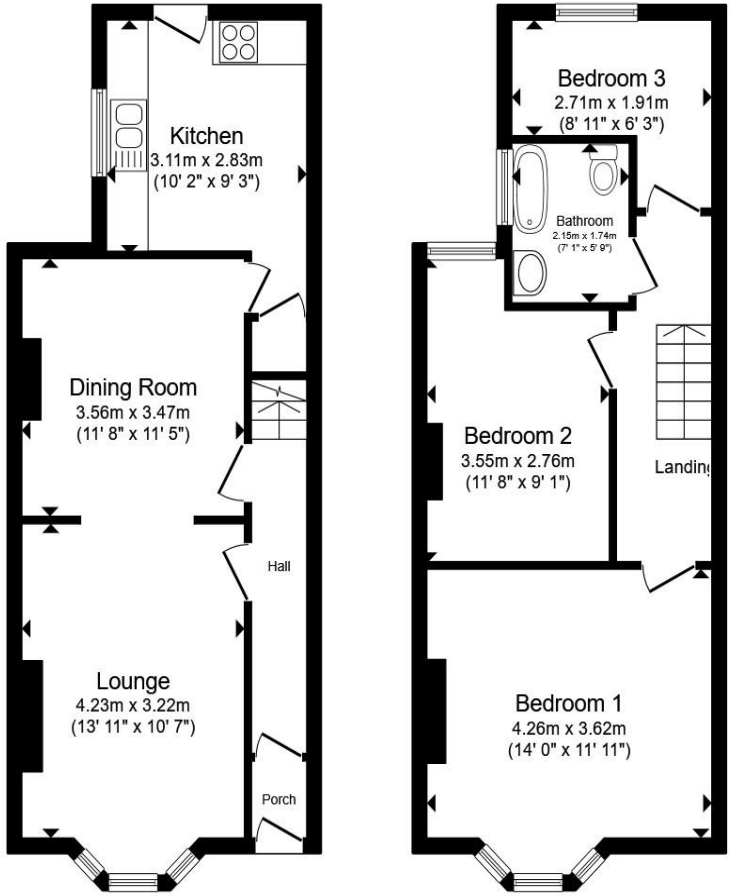
Rosedale Road, Tranmere Birkenhead

Some homes just have a great feeling about them from the moment you walk through the door... and this is definitely one of them. The welcoming entrance hall leads through to a bright and spacious bay-fronted lounge, where high ceilings and large windows create a light and airy feel. Beyond, a separate dining room offers the perfect setting for family meals, entertaining friends or simply enjoying additional living space when needed. The kitchen sits to the rear of the property and provides ample cupboard and worktop space, making it ideal for busy family life and keen home cooks alike. Upstairs, the property continues to impress with three well-sized bedrooms, including two comfortable doubles and a further single room that would make an excellent nursery, home office or guest bedroom. The family bathroom is fitted with a modern suite and provides everything needed for day-to-day convenience. Outside, the enclosed rear yard offers a private, low-maintenance outdoor space that catches the sun and is perfect for enjoying a morning coffee, evening drink or summer BBQ with friends and family.
This property deserves a place at the top of your viewing list.
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 & anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 84.2 m² (906 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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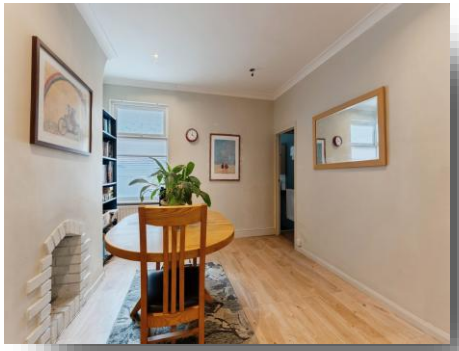
welcome to

Rosedale Road, Tranmere Birkenhead

- Three-bedroom mid-terrace house
- Two spacious reception rooms
- Fitted kitchen
- Contemporary family bathroom
- Enclosed rear yard

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

£150,000









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN117001

The Property Ombudsman

Property Ref:
PTN117001 - 0003

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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