



Merlin Road, Birkenhead, CH42 9QG

welcome to

Merlin Road, Birkenhead

Show me the way to go home, I'm tired and I wanna go to bed, found this house on the world wide web, and now I can't get it out of my head... Do you believe in the perfect home? You will now... Call us today to view and make this stunning abode your own!!



Property Description

Hey Ho Silver Lining.....

Move in Ready!!, This well-appointed family house offers plenty of downstairs living space, and is within close

proximity to local schools, transport links & amenities. Boasting three bedrooms & set within a fantastic development, it is hard to find a reason why you shouldn't view this house!

Stepping inside this perfect property, which is a credit to its current owners, you will gauge a sense of happiness. A bright airy lounge proves ideal for a growing family, along with the stunning modern kitchen. Completing this floor is a downstairs WC.

On the first floor you will find two good sized bedrooms. The bathroom oozes a relaxation vibe. Going up onto the second floor is an extremely spacious master bedroom complete with an en-suite.

Not only does this fantastic house have a huge amount to offer inside, but outside has a large driveway, and a stunning maintainable garden perfect for entertaining family and friends.

Entrance Hall

Double-glazed door to the front and radiator.

Downstairs Cloakroom

Comprising WC, wash hand basin and radiator.

Lounge

14' 8" x 12' 8" (4.47m x 3.86m)

Double-glazed patio doors and window to the rear and radiator.

Kitchen

15' 4" x 6' 3" (4.67m x 1.91m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and gas hob. Central heating boiler, radiator and double-glazed window to the front.

First Floor Landing

Two double-glazed windows to the side, radiator and airing cupboard.

Bedroom One

17' 5" x 12' 4" (5.31m x 3.76m)

Double-glazed window to the rear and radiator.

Bedroom Two

12' 4" x 12' 1" (3.76m x 3.68m)

Double-glazed window to the front and radiator.

Bathroom

Partially tiled bathroom with three-piece set comprising bath with mixer taps, wash hand basin and WC. Radiator.

Second Floor Master Suite

Bedroom Three

11' 4" x 6' 4" (3.45m x 1.93m)

Two double-glazed skylight windows, radiator and built-in wardrobes. With loft access.

En-Suite

Comprising shower cubicle, wash hand basin and WC. Radiator and double-glazed window to the front.

Outside

Rear Garden

With decking, stone and flagstone areas.



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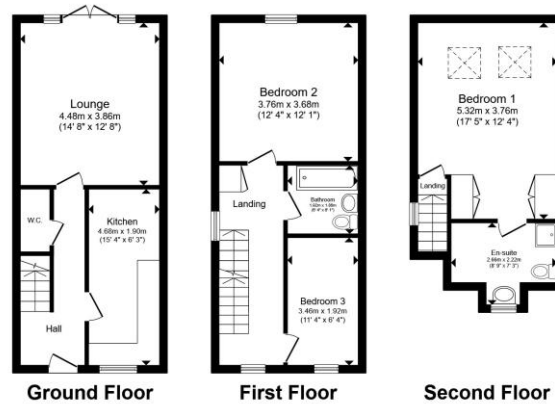
- Three Bedroom Mid Terraced House
- Lounge
- Kitchen
- Downstairs WC
- Bathroom & En-suite

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.



Total floor area 96.4 m² (1,037 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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£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116645 - 0002

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