



**Westbank Road, Birkenhead, CH42 7JL**

**welcome to**

**Westbank Road, Birkenhead**

Elegant and accessible, manageable but spacious - ground floor flats like this do not come up often, especially ones in such a popular area, with such great transport links and with so much potential. So, what are you waiting for? Make the move - we'll help you every step of the way.



## Property Description

Whether you are looking to downsize or looking for your first ever home this spacious ground floor is sure to set your heart aflutter!

Located on the popular 'bank' roads the property benefits from classic high ceilings and has a light and airy feel throughout. The two generous bedrooms and two reception rooms offer plenty of space to spread out, perfect for those who don't want too much to maintain but equally don't want to feel cramped.

It helps as well that the flat has its own private entrance that leads out into the garden, shared but very secluded and a perfect place to enjoy a spot of sunshine. In the garden there is also a brick outhouse for added storage, though there is plenty of that back inside.

In need of updating this property would be perfect for those who don't want to be paying for someone else's taste but would prefer to have the chance to do it up the way they like. Whether you have decorated ten houses before or this would be your first chance to unleash your inner interior decorator you could hardly ask for a better canvas.

### Entrance Porch

With private entrance.

### Entrance Hall

With storage cupboard.

### Lounge

18' 5" x 12' 10" (5.61m x 3.91m)

Two double-glazed windows to the front, two radiators and gas fire.

### Dining Room

12' 10" x 12' 6" (3.91m x 3.81m)

Double-glazed window to the rear and radiator.

### Kitchen

5' 9" x 6' 2" (1.75m x 1.88m)

Fitted kitchen comprising wall and base cupboards, sink and draining board and work surfaces. Double-glazed window to the side.

### Bedroom One

13' 3" x 13' 2" (4.04m x 4.01m)

Double-glazed bay window to the front and radiator.

### Bedroom Two

11' 2" x 6' 8" (3.40m x 2.03m)

Double-glazed windows to the side and rear and radiator. Central heating boiler and floor to ceiling built-in wardrobes.

### Shower Room

Three-piece shower room suite comprising corner shower cubicle, free standing wash hand basin, and WC. Radiator,



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## Westbank Road, Birkenhead

- Two Bedroom Ground Floor Flat
- Council Tax Band A
- Two Reception Rooms
- Private Entrance
- Shared Garden

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 960.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 1983. 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 73.9 m<sup>2</sup> (796 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



# £120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN116683 - 0002

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**jones & chapman**



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