



Merlin Road, Birkenhead, CH42 9QH
£115,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

A specifically good pick for those needing to be in the city in a short commute time, and for that matter, a strong investment for the private rental market, too...

Situated to the rear of Holmes Court, to the top floor, this two bedroomed apartment enjoys no onward chain.

There are two double bedrooms here, firstly, the master proffers built in wardrobes, whilst the second is currently set up as an office come guest room. If renting out, both rooms are relatively proportioned, making it ideal for sharers.

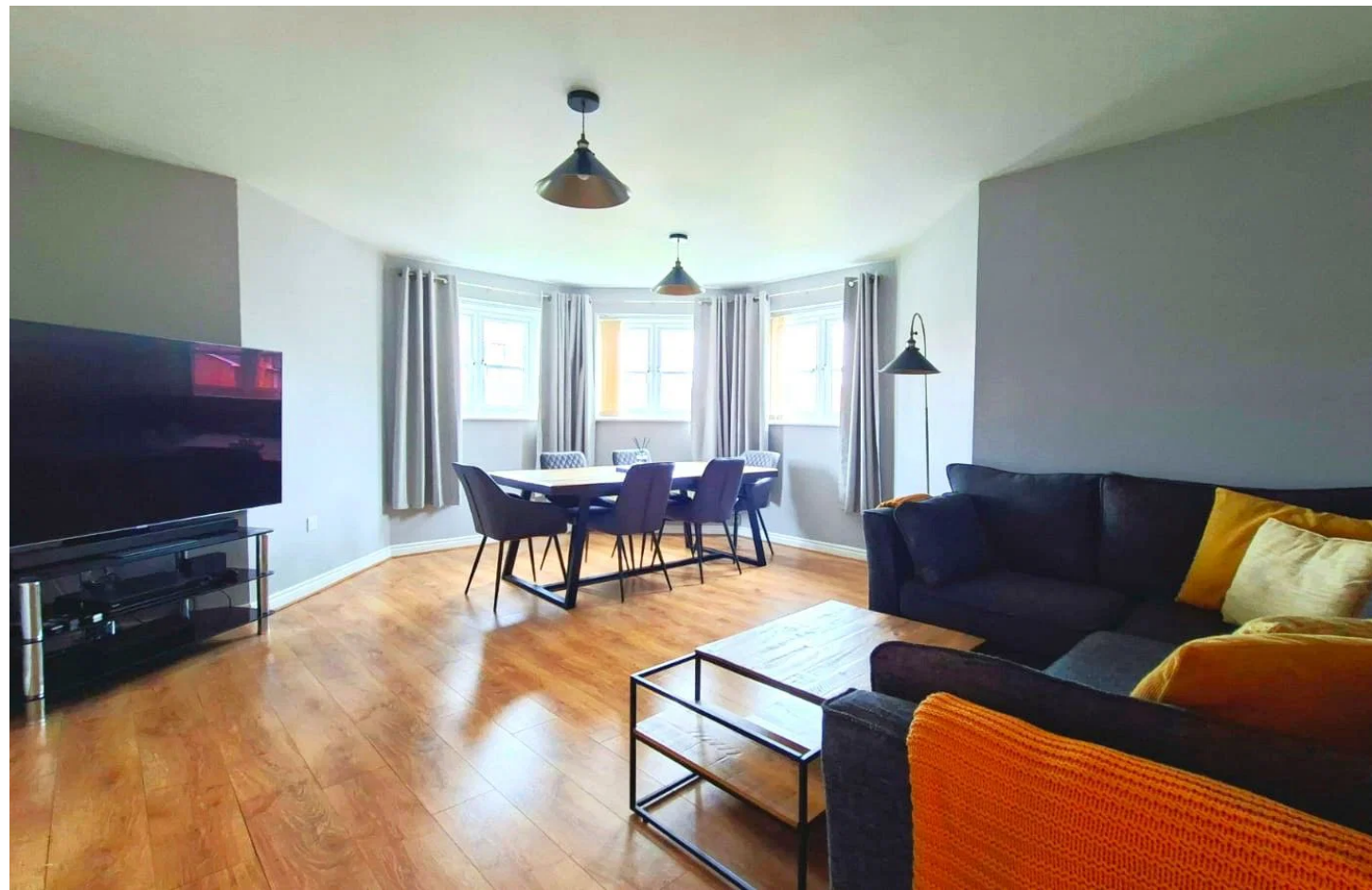
There's a large open plan living/dining room with three windows looking out to the greenery to the rear. Doors through to the kitchen, with brand new oven, a collection of fitted units, and work top space. Ideal to shut away your culinary expertise (or lack thereof).

Little to be done here for a first time buyer looking for an easy start. There's a secure communal entrance to the ground floor, as well as gated allocated parking.

Merlin Road sits just off Borough Road, with regular buses taking you straight through to Liverpool City Centre, should you so need. Amenities available along Borough Road, as well as to Woodchurch Road, and up to Oxtou Village.

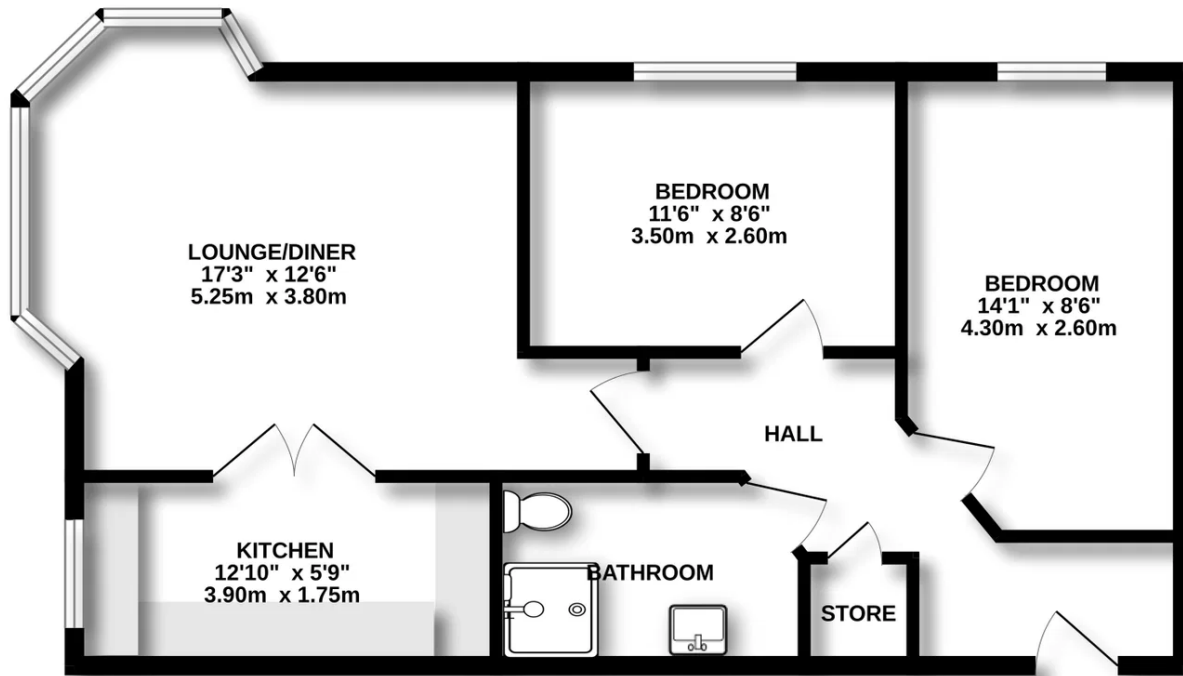
We believe the 999 year lease starts from 2006, with no ground rent and a service charge of £1,149p/a

For Sat Nav: CH42 9QH





TOP FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	