



Waring Avenue, Tranmere, Birkenhead, CH42 6QH

welcome to

Waring Avenue, Tranmere Birkenhead

NO CHAIN YOUR GAIN!!

No chain, plenty of space, and ready for its next chapter! This spacious three-bedroom mid-terrace offers two reception rooms, a generous kitchen and great-sized bedrooms, making it an ideal first home, family home, or investment opportunity.



Property Description

Offered for sale with NO ONWARD CHAIN, this spacious three-bedroom mid-terraced home presents an excellent opportunity for first-time buyers, growing families, or investors alike.

The accommodation is well-proportioned throughout and briefly comprises an entrance hallway leading to a generous front lounge featuring a bay window that allows for plenty of natural light. To the rear is a separate dining room, providing an ideal space for family meals and entertaining. Completing the ground floor is a sizeable, fitted kitchen offering an excellent range of storage and worktop space, with access to the rear of the property.

To the first floor, the landing provides access to three bedrooms, including two particularly spacious double bedrooms and a further single bedroom that would also make an ideal nursery, dressing room, or home office. The family bathroom is complemented by a separate WC, providing added convenience for busy households.

Externally, the property benefits from an enclosed rear yard, offering space for outdoor seating and recreation.

Conveniently located close to local amenities, schools, transport links, and everyday conveniences, this property offers excellent potential for owner-occupiers and investors alike.

Early viewing is strongly recommended to fully appreciate the accommodation on offer.

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

Entrance Hall

Double-glazed door to the front and radiator.

Lounge

14' 1" x 12' 6" (4.29m x 3.81m)

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

Dining Room

13' 7" x 9' 9" (4.14m x 2.97m)

Double-glazed double patio doors to the rear, radiator and gas fire.

Kitchen

20' x 8' 9" (6.10m x 2.67m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Gas oven and hob. Radiator, two double-glazed windows to the rear and double-glazed door to the side.

First Floor Landing

Bedroom One

13' 7" x 11' 1" (4.14m x 3.38m)

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

Bedroom Two

14' 4" x 11' 9" (4.37m x 3.58m)

Double-glazed window to the rear, radiator, central heating boiler and built-in wardrobes.

Bedroom Three

8' 11" x 7' 9" (2.72m x 2.36m)

Double-glazed window to the front and radiator.

Bathroom

Comprising bath with shower over and wash hand basin. Radiator and built-in storage.

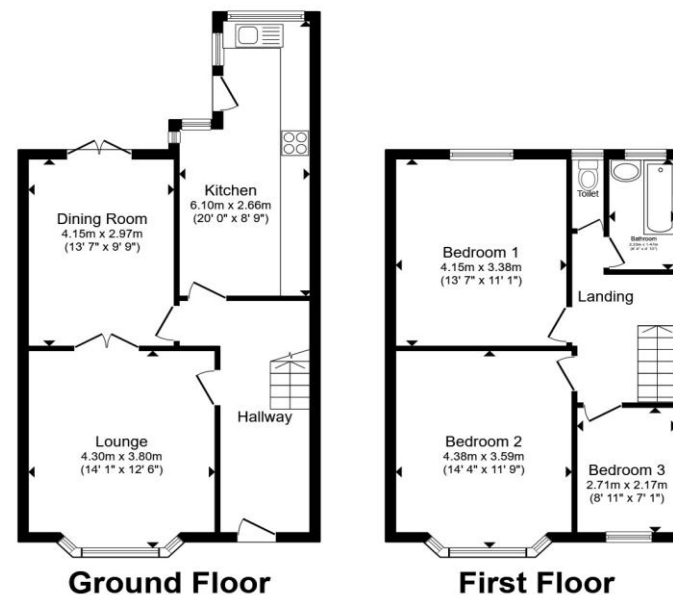
Separate W.C

Comprising WC and double-glazed window to the rear.

Outside

Rear Garden

Rear yard with shed, plants and foliage.



Total floor area 102.4 m² (1,102 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

Waring Avenue, Tranmere Birkenhead

- Three-Bedroom Mid Terraced House
- Lounge
- Dining Room
- Kitchen
- Bathroom & Separate W.C

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

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PTN116826 - 0002

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