



Cloughton Road, Birkenhead, CH41 4DX

welcome to

Claughton Road, Birkenhead

MUST SEE!! This property is either an amazing investment opportunity or a first time buyer's dream.

Request a viewing, because once it's gone, it's gone!



Lounge

15' 7" to bay x 11' 5" (4.75m to bay x 3.48m)

Double-glazed bay window to the front and radiator.

Dining Room

11' 5" x 13' 5" (3.48m x 4.09m)

Double-glazed window to the rear and radiator.

Kitchen

9' 11" x 14' 5" (3.02m x 4.39m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Gas oven and hob, central heating boiler and plumbing for a washing machine/tumble dryer. Double-glazed window and door to the side.

First Floor Landing

Bedroom Two

14' 9" x 11' 9" (4.50m x 3.58m)

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

Bedroom Four

9' 11" x 9' 9" (3.02m x 2.97m)

Double-glazed window to the side and radiator.

Bedroom Three

9' 3" x 13' 1" (2.82m x 3.99m)

Double-glazed window to the rear and radiator.

Shower Room

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

Loft Space

18' 10" x 12' 8" (5.74m x 3.86m)

With two skylights, two radiators and storage under eaves.

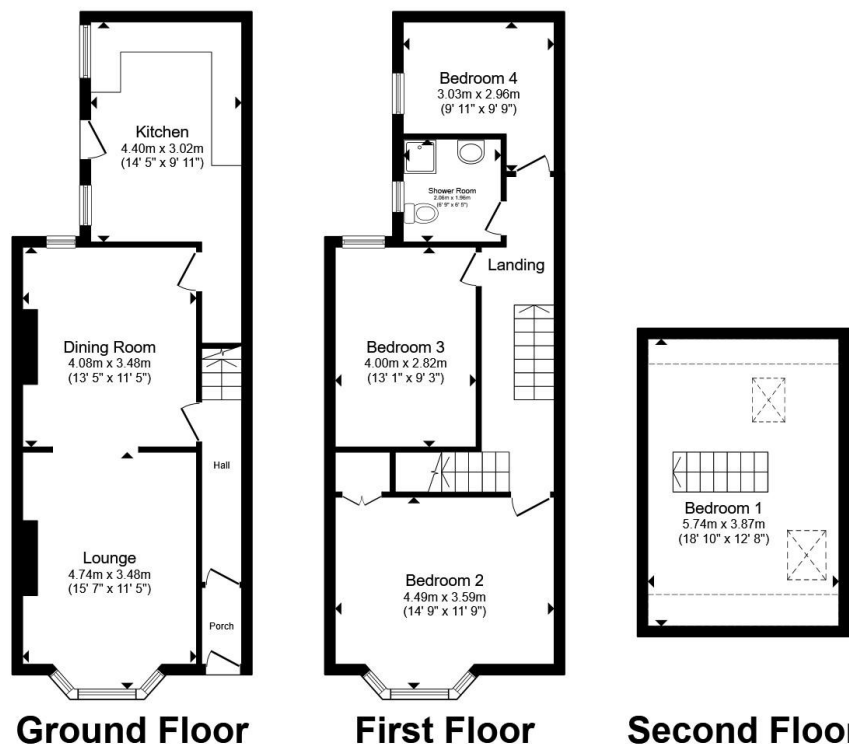
Outside

Rear Yard

Rear yard with brick storage shed.

Agents Note

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 and 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 124.0 m² (1,335 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



welcome to

Claughton Road, Birkenhead

- Three / Four Bedroom Mid Terraced House
- Lounge
- Dining Room
- Kitchen / Diner
- Shower Room

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN116592



Property Ref:
PTN116592 - 0005

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.

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