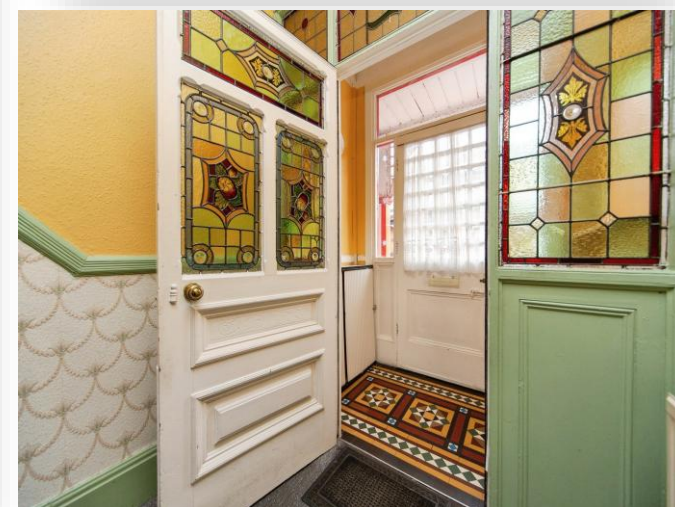




Roxburgh Avenue, Tranmere, Birkenhead, CH42 6QD

welcome to

Roxburgh Avenue, Tranmere Birkenhead

To Infinity and Beyond.....

An amazing and unique property! You need to see it to believe it. A Tardis in its own right! This great home oozes charm and sophistication and has been much loved by the current owner. So, what are you waiting for? Call us NOW to View!!



Property Description

Spacious, Bright and huge potential.....

This mid terrace dream property is a remarkable example of traditional living. Nestled in close proximity to the park and was well loved by its previous owner. On entering, you immediately start to grasp the quality that flows throughout this beautiful family home. A grand entrance hallway acts as the heart of the property and leads you through towards the spacious living room. a second reception room which is very versatile and can be used as a study, playroom, or sitting room and breakfast room / dining room.

A home that is enjoyed throughout the day, and ideal for entertaining friends and family. The kitchen is also of good size which looks over the rear yard, On the first floor you will find four good sized bedrooms, a family shower room and a skylight on the landing which may let in an abundance of natural light if re-opened once again. The perfect layout for a family. Externally the property has an enclosed front patio area, the rear yard is spacious and easily maintained, certainly a must see!!

Call the Prenton office today to arrange your very own viewing on this spectacular home!

"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 Porch

Single-glazed door to the front and tiled flooring.

Entrance Hall

Single-glazed door and window to the front and radiator.

Lounge

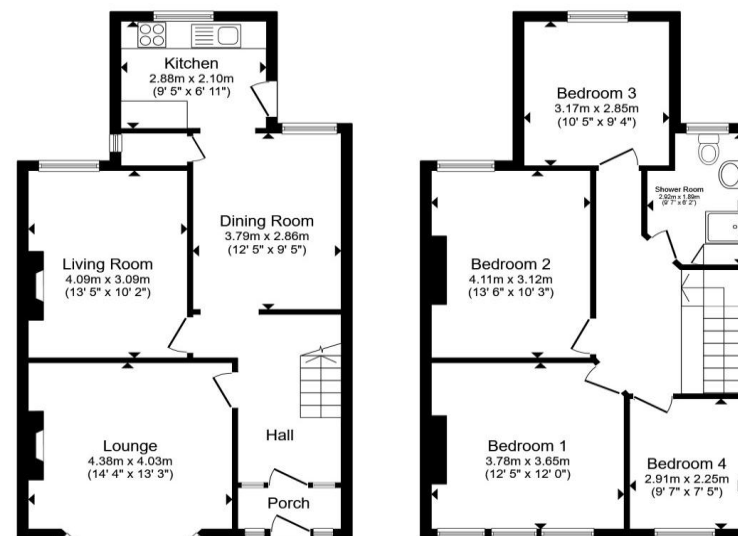
14' 4" x 10' 2" (4.37m x 3.10m)

Double-glazed window to the front and electric fire.

Living Room

13' 5" x 10' 2" (4.09m x 3.10m)

Double-glazed window to the rear and gas fire.



Ground Floor

First Floor

Total floor area 118.8 m² (1,279 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

jones &
chapman

Dining Room

12' 5" x 9' 5" (3.78m x 2.87m)

Double-glazed window to the rear and radiator.

Kitchen

9' 5" x 6' 11" (2.87m x 2.11m)

Fitted kitchen comprising base cupboards, sink and drainer unit and work surfaces. Boiler, gas cooker and plumbing for a washing machine. Double-glazed window to the rear and double-glazed door to the side.

First Floor Bedroom One

12' 5" x 12' (3.78m x 3.66m)

Double-glazed window to the front and radiator.

Bedroom Two

13' 6" x 10' 3" (4.11m x 3.12m)

Double-glazed window to the rear and radiator.

Bedroom Three

10' 5" x 9' 4" (3.17m x 2.84m)

Double-glazed window to the rear and radiator.

Bedroom Four

9' 7" x 7' 5" (2.92m x 2.26m)

Double-glazed window to the front and radiator.

Shower Room

Comprising shower cubicle, wash hand basin and WC. Double-glazed window to the rear.

Outside Rear Yard

With concrete borders.



view this property online jonesandchapman.co.uk/Property/PTN116730



welcome to

Roxburgh Avenue, Tranmere Birkenhead

- Four Bedroom Mid Terraced House
- Lounge
- Living Room
- Dining Room
- Kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£180,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN116730



Property Ref:
PTN116730 - 0004

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.


jones & chapman



0151 608 2287



Prenton@jonesandchapman.co.uk



349 Woodchurch Road, Prenton, PRENTON,
Merseyside, CH42 8PE



jonesandchapman.co.uk