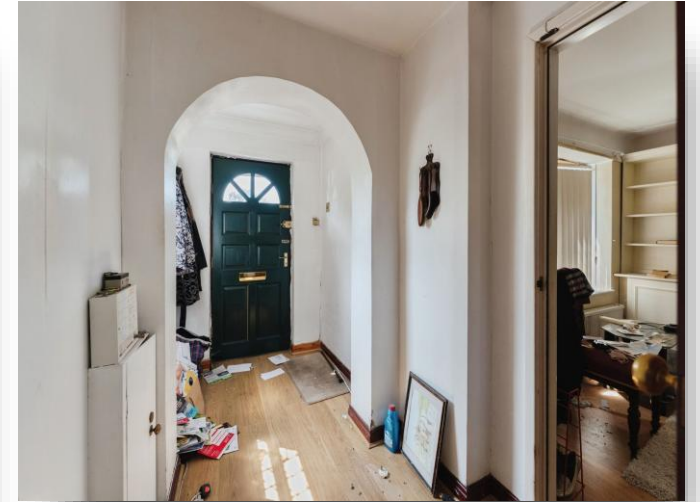




Delyn Close, Rock Ferry, Birkenhead, CH42 4RH

welcome to

Delyn Close, Rock Ferry Birkenhead

Situated in the sought-after Egerton Park area, this three-bedroom semi-detached property offers excellent potential for refurbishment and modernisation. Benefiting from a private driveway and a large rear garden, this is a fantastic opportunity for first-time buyers, home movers, and developers.



Property Description

Located in the highly sought-after Egerton Park area, this three-bedroom semi-detached property offers an excellent opportunity for buyers looking to modernise and add value.

The ground floor features an impressive 25 ft lounge, a fitted kitchen, and a conservatory overlooking the rear garden. Upstairs, there are three well-proportioned bedrooms and a shower room.

Externally, the property benefits from a private driveway providing off-road parking and a large rear garden, offering plenty of outdoor space and future potential.

Requiring refurbishment throughout, this property is ideal for first-time buyers, home movers, investors, and developers seeking a home with fantastic scope in a desirable location.

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.

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Entrance Hall

Single-glazed door to the front, double-glazed window to the side and radiator.

Lounge

25' 8" x 14' 4" (7.82m x 4.37m)

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

Kitchen

9' 7" x 9' 1" (2.92m x 2.77m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Induction hob and fridge freezer. Storage understairs. Double-glazed door to the side.

First Floor Landing

Double-glazed window to the side, airing cupboard housing the central heating boiler and water tank, access to the loft.

Bedroom One

12' 11" x 9' 6" (3.94m x 2.90m)

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

Bedroom Two

11' 3" x 9' 6" (3.43m x 2.90m)

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

Bedroom Three

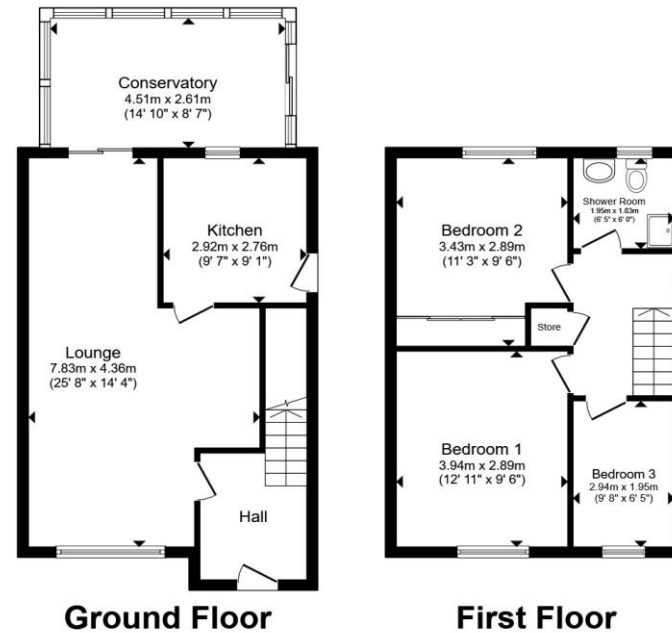
9' 8" x 6' 5" (2.95m x 1.96m)

Shower Room

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

Outside Rear Garden

Rear garden with paving, plants, trees and mature



Total floor area 97.7 m² (1,051 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



view this property online jonesandchapman.co.uk/Property/PTN116781



welcome to

Delyn Close, Rock Ferry Birkenhead

- Three-bedroom semi-detached property
- Sought-after Egerton Park location
- Requires refurbishment throughout
- Impressive 25 ft lounge
- Private driveway for off-road parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£200,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN116781



Property Ref:
PTN116781 - 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.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

jones & chapman



0151 608 2287



Prenton@jonesandchapman.co.uk



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



jonesandchapman.co.uk