



Downham Road, Birkenhead CH42 5NL

welcome to

Downham Road, Birkenhead

Situated in the ever-popular area of Tranmere and nestled between the parks, this charming three-bedroom mid-terrace home offers spacious accommodation, character features, and excellent convenience, making it an ideal choice for first-time buyers, families, and investors alike.



Property Description

Situated in the ever-popular area of Tranmere, between the parks, this charming three-bedroom mid-terrace home offers spacious and versatile accommodation ideal for a range of buyers. The property boasts two reception rooms, a dining area, kitchen, three well-proportioned bedrooms, and a family bathroom.

Conveniently located close to local amenities, excellent transport links, and highly regarded schools, this attractive home is perfect for first-time buyers, growing families, or investors looking for a property in a sought-after residential location.

Agents Note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to timeframes for registration.

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.

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.

Entrance Porch

Double-glazed composite door to the front.

Entrance Hall

Single-glazed door to the front and radiator.

Main Lounge

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

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

Dining Room

9' 11" x 8' 10" (3.02m x 2.69m)

Double-glazed window to the rear, radiator and feature fireplace.

2nd Lounge/Reception Room

11' 2" x 9' 1" (3.40m x 2.77m)

Double-glazed window to the side and radiator.

Kitchen

8' 10" x 8' 7" (2.69m x 2.62m)

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

First Floor Landing

With loft access.



Total floor area 96.0 m² (1,033 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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Bedroom One

14' x 13' 3" (4.27m x 4.04m)

Double-glazed bay window to the front and radiator.

Bedroom Two

10' 11" x 9' 2" (3.33m x 2.79m)

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

Bedroom Three

10' 3" x 8' 8" (3.12m x 2.64m)

Double-glazed window to the rear and radiator.

Bathroom

Tiled bathroom comprising bath with mixer taps and shower over, wash hand basin and WC. Radiator and double-glazed window to the side.

Outside Rear Yard

Trees and plants to garden borders.



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welcome to

Downham Road, Birkenhead

- Charming three-bedroom mid-terrace home
- Popular location between the parks
- Two spacious reception rooms
- Kitchen and separate dining area
- Three well-proportioned bedrooms

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116806 - 0002

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.


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