



**Mona Street, Cloughton, Birkenhead, CH41 0ED**

**welcome to**

**Mona Street, Claughton Birkenhead**

Distinctive, elegant and unique, this one-bedroom humble abode is well planned and oozing class. Charming and sophisticated, you will be the envy of all your friends, located in the sought after location.

You will not want to miss this 'Rare Gem' View Today!!



## Property Description

CHARMING and BRIMMING WITH CHARACTER AND SOPHISTICATION!

The charm and appeal of this home is evident right from the start. and is a credit to its previous owner.

Welcome to Mona Street, to the rear is a private balcony. Internally: You are greeted with a most welcoming lounge which is spacious and oozing warmth, elegance and personality, complemented by feature fireplace and a fitted kitchen, on the first floor there is the master bedroom and a shower room. The property is in the heart of Cloughton Village and is close to all amenities and transport links.

Viewing is highly advised.

## Lounge

12' 6" x 11' 3" ( 3.81m x 3.43m )

Double glazed composite door and double-glazed window to the front. Feature fireplace and radiator.

## Kitchen

8' 2" x 11' 3" ( 2.49m x 3.43m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Electric oven and gas hob. Double glazed window to the rear and door giving access to the rear of the property.

## Bedroom

12' 3" x 11' 7" ( 3.73m x 3.53m )

Double glazed window to the front, fitted wardrobes, radiator and central heating boiler.

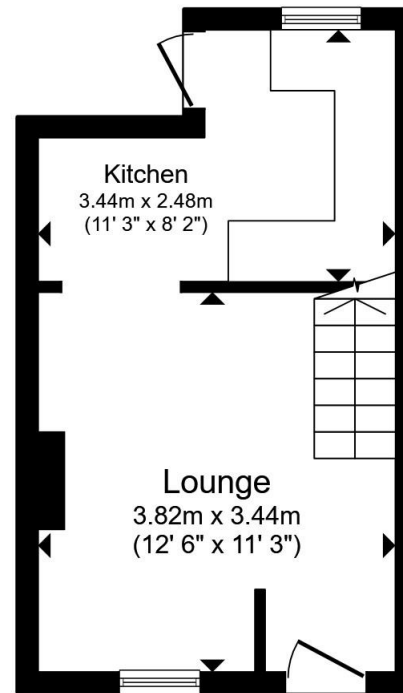
## Wetroom

Wetroom comprising shower, wash hand basin and WC. Tiled walls and floor, radiator and double-glazed window to the rear.

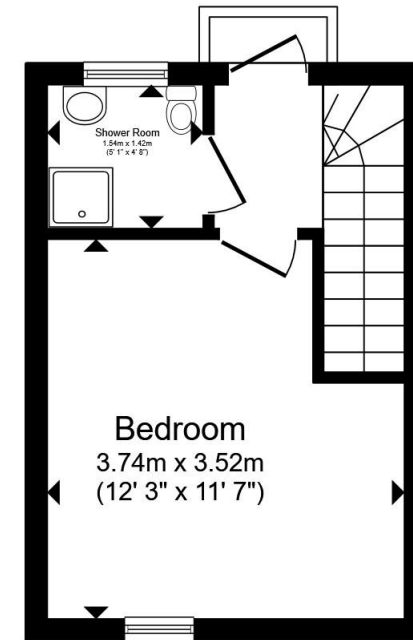
## Outside

### Rear Garden

To the rear of the property is a decked balcony area.



Ground Floor



First Floor

Total floor area 39.0 m<sup>2</sup> (420 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](http://www.propertybox.io)

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welcome to

## Mona Street, Claughton Birkenhead

- One Bedroom Mid Terraced House
- Lounge
- Kitchen
- Shower Room
- Balcony

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

**£135,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PTN112782 - 0003

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