



Morley Avenue, Birkenhead, CH41 8AJ

welcome to

Morley Avenue, Birkenhead

An ideal three-bedroom, mid-terrace house on Morley Avenue with a loft conversion featuring a small en suite. Perfect for first-time buyers, families, or investors, it boasts excellent transport links to Liverpool and is offered with no onward chain.



Property Description

Welcome to 9 Morley Avenue, a beautifully presented three-bedroom, mid-terrace house offering an ideal home for first-time buyers, families, or a savvy investor. This property stands out with its thoughtfully designed living spaces and a fantastic loft conversion, creating a versatile and spacious home. The ground floor features a bright and airy lounge, a perfect setting for both everyday family life and entertaining guests. Beyond this, you will find a functional utility area and a convenient downstairs family bathroom, adding to the practicality of the home.

The first floor comprises a well-proportioned double bedroom and a single room, which can be used as a child's bedroom, a home office, or a nursery. A major highlight of this property is the superb loft conversion, providing a spacious third bedroom complete with a small en suite, offering a private and tranquil retreat. The home is offered with no onward chain, ensuring a smooth and straightforward purchase process.

Situated on Morley Avenue, the property benefits from excellent transport links, making commuting a breeze, especially for those working in or visiting Liverpool. With bus stops and train stations like Birkenhead Park and Conway Park within easy reach, the city is just a short journey away. The area is also well-served by local amenities, including shops, schools, and leisure facilities, making it a highly desirable location for families.

Lounge

13' 1" from bay x 11' 6" alcove (3.99m from bay x 3.51m alcove)
Double-glazed bay window to the front, radiator and electric meter box.

Dining Room

10' 2" plus alcove x 11' 2" (3.10m plus alcove x 3.40m)
Double-glazed window to the rear, radiator and staircase.

Kitchen

10' 6" x 6' 8" (3.20m x 2.03m)
Galley kitchen comprising wall and base cupboards with tiled splash backs, sink and drainer unit and work surfaces. Electric oven and gas hob. Two double-glazed windows to the side.

Utility Room

7' 6" x 2' 7" (2.29m x 0.79m)
Comprising radiator and door giving access to the rear yard.

Ground Floor Bathroom

Bathroom with three-piece suite comprising bath with shower over, wash hand basin with cupboard below, and WC. Radiator and ladder radiator, and double-glazed frosted window to the side.

First Floor Landing

Bedroom One

13' 2" from bay x 12' 8" (4.01m from bay x 3.86m)
Double-glazed bay window to the front and radiator.

Bedroom Two

11' 2" x 6' 9" (3.40m x 2.06m)
Double-glazed window to the front, radiator and built-in cupboard.

Built-In Cupboard

Built-in cupboard housing the central heating boiler.

Second Floor Landing

Bedroom Three

12' 9" max x 12' 6" max (3.89m max x 3.81m max)
Double-glazed skylight, radiator and built-in cupboards to half height with mirrored sliding doors.

En-Suite

Comprising shower cubicle, wash hand basin and WC. Skylight window.

Outside

With rear yard.



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welcome to

Morley Avenue, Birkenhead

- Loft Conversion
- No Onward Chain
- Downstairs Bathroom
- Excellent Transport Links
- Ideal for Various Buyers

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

£110,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PTN116265 - 0004

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