



Paterson Street, Birkenhead, CH41 4BG

welcome to

Paterson Street, Birkenhead

A two-bedroom mid-terrace property offering spacious accommodation throughout, including two reception rooms, a good-sized kitchen and two double bedrooms. Benefitting from a generous rear yard and being sold with no onward chain. An excellent opportunity for investors and first-time buyers.



Property Description

Situated in a convenient residential location, this two-bedroom mid-terrace home offers generous proportions throughout and is available with no onward chain, making it an ideal purchase for first-time buyers, investors, or those seeking a renovation project.

The ground floor comprises two well-sized reception rooms, providing flexible living and dining space to suit a variety of needs. To the rear of the property is a good-sized kitchen, offering ample potential to be transformed into a modern and practical family space.

To the first floor, there are two spacious double bedrooms, both offering comfortable accommodation and plenty of room for furnishings. A family bathroom completes the internal layout.

Externally, the property benefits from a good-sized rear yard, providing outdoor space for relaxing, entertaining, or further enhancement.

While the property requires updating throughout, it presents an exciting opportunity for purchasers to modernise to their own taste and potentially add significant value. With spacious accommodation, excellent potential, and no onward chain, early viewing is strongly recommended.

"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

Double-glazed composite door to the front.

Entrance Hall

Single-glazed door to the front.

Lounge

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

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

Dining Room

12' 3" x 10' 6" (3.73m x 3.20m)

Double-glazed patio doors to the rear and radiator.

Kitchen

12' 8" x 7' 7" (3.86m x 2.31m)

Kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Gas oven and hob. Radiator, double-glazed window to the rear and double-glazed door to the side.

First Floor Landing

With loft access.

Bedroom One

13' 6" x 11' 1" (4.11m x 3.38m)

Double-glazed window to the front and radiator.

Bedroom Two

12' 3" x 8' 6" (3.73m x 2.59m)

Double-glazed window to the rear and radiator.

Bathroom

Comprising bath with mixer taps and shower over, wash hand basin and WC. Water tank and double-glazed window to the side.

Outside

With yard to rear.



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welcome to

Paterson Street, Birkenhead

- Two-bedroom mid-terrace property
- Two spacious reception rooms
- Good-sized fitted kitchen
- Two double bedrooms
- Generous rear yard

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£80,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PTN116838 - 0003

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