



**Moorland Road, Tranmere, Birkenhead, CH42 5NX**

***welcome to***

**Moorland Road, Tranmere Birkenhead**

Calling all first-time buyers and investors! This charming two-bedroom mid-terrace is ready to welcome you home — with no onward chain to hold you back.



## Property Description

Attention first-time buyers, growing families and savvy investors.

This is one you won't want to miss!

Situated in a popular and well-established residential area, this fantastic two-bedroom mid-terrace property is ready to move straight into and offers an ideal opportunity to step onto the property ladder or expand your portfolio.

From the moment you arrive, the property offers a welcoming feel, with convenient on-street parking to the front and a low-maintenance rear yard, perfect for relaxing or entertaining.

Step inside and you'll discover a spacious and comfortable lounge, ideal for cosy evenings in, leading through to a fitted kitchen that provides plenty of storage and workspace. To the rear, a handy utility room and a downstairs shower room add extra practicality to this already well-thought-out home.

Upstairs, the property continues to impress with two generous double bedrooms, offering flexible living space whether you need a guest room, home office, or growing family accommodation.

Additional benefits include UPVC double glazing and gas central heating, ensuring comfort and efficiency all year round.

This delightful home ticks all the boxes for convenience, comfort and value, making it a truly idyllic place to call home or a smart investment opportunity.

"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."

### Lounge

12' x 11' 1" ( 3.66m x 3.38m )

Double-glazed bay window and further double-glazed window to the front, radiator and electric fire.

### Kitchen

12' x 9' 2" ( 3.66m x 2.79m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and induction hob. Radiator and double-glazed window to the rear.

### Utility Room

5' 9" x 5' 1" ( 1.75m x 1.55m )

With work surfaces and double-glazed door to the side.

### Ground Floor Wet Room

Comprising shower, wash hand basin and WC. Radiator and double-glazed window to the side.



Total floor area 55.8 m<sup>2</sup> (600 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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### First Floor Landing

#### Bedroom One

11' 11" x 9' 11" ( 3.63m x 3.02m )

Double-glazed window to the front and radiator.

#### Bedroom Two

10' 2" x 9' 2" ( 3.10m x 2.79m )

Double-glazed window to the rear and radiator.

#### Outside

With small rear yard.



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**welcome to**

## **Moorland Road, Tranmere Birkenhead**

- Two Bedroom Mid Terraced House
- Lounge
- Kitchen
- Utility Room
- Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£95,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN116741 - 0004

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