



Paterson Street, Birkenhead, CH41 4BG

welcome to

Paterson Street, Birkenhead

33 Paterson Street, Birkenhead, Merseyside, CH41 4BG

We are acting in the sale of the above property and have received an offer of £76,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.



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 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.

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

view this property online jonesandchapman.co.uk/Property/PTN116838



Property Ref:
PTN116838 - 0004

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.

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