



Laurel Road, Tranmere Birkenhead CH42 0JA

welcome to

Laurel Road, Tranmere Birkenhead

Spanning three floors and offering superb family accommodation throughout, this beautifully presented semi-detached home boasts four bedrooms, a sunny rear garden, and off-road parking, all within easy reach of local amenities, transport links, and highly regarded schools.



Entrance Hall

Double-glazed composite door to the front and gas meter.

Cloakroom

Understairs cloakroom comprising WC and wash hand basin.

Lounge

14' 5" x 13' 6" (4.39m x 4.11m)

Double-glazed window to the front, radiator, electric fire and electric meter.

Dining Room

13' 1" x 12' 4" (3.99m x 3.76m)

Double-glazed patio doors to the rear and radiator.

Kitchen

13' 1" x 7' 6" (3.99m x 2.29m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and range style gas hob. Plumbing for a washing machine, dish washer and tumble dryer. Central heating boiler. Electric heater and double-glazed window to the rear.

First Floor Landing Bedroom Two

13' 6" x 11' 3" (4.11m x 3.43m)

Double-glazed window to the front, radiator and fitted wardrobes.

Bedroom Three

14' x 12' 7" (4.27m x 3.84m)

Double-glazed window to the rear and radiator.

Bedroom Four

8' 6" x 6' 11" (2.59m x 2.11m)

Double-glazed window to the front and radiator.

Bathroom

Bathroom with four-piece bathroom set comprising bath with mixer taps, shower cubicle, wash hand basin and WC. Radiator, extractor fan and double-glazed window to the rear.

Second Floor

Bedroom One

19' 9" x 11' 10" (6.02m x 3.61m)

Double-glazed window to the side, radiator and under eaves storage.

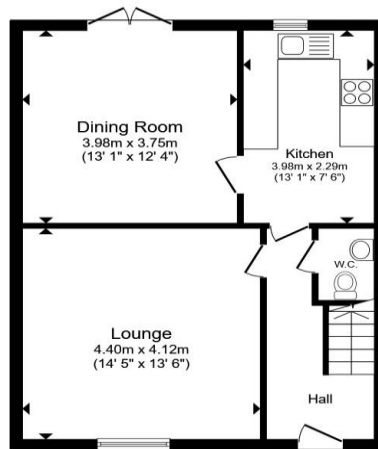
Outside

Rear Garden

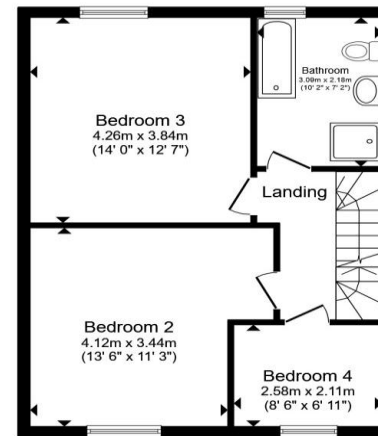
Rear garden with decking, artificial lawn and garden shed with electrics.

Agents Note

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.



Ground Floor



First Floor



Second Floor

Total floor area 125.8 m² (1,354 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

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welcome to

Laurel Road, Tranmere Birkenhead

- Spacious semi-detached home arranged over three floors
- Four well-proportioned bedrooms
- Generous lounge and separate dining room
- Well-maintained throughout and ready to move into
- Driveway providing off-road parking

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116893 - 0003

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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