



Woodchurch Lane, Birkenhead, CH42 9PD

welcome to

Woodchurch Lane, Birkenhead

A home with a commanding presence! Located on the increasingly popular Woodchurch Lane is this magnificent four-bedroom semi-detached residence which offers spacious accommodation throughout!! Call us today to arrange a viewing.



Lounge

12' x 11' 6" (3.66m x 3.51m)

Double-glazed bay window to the front and radiator.

Dining Room

9' 5" x 13' 6" (2.87m x 4.11m)

Double-glazed window to the rear and radiator.

Kitchen

9' 9" x 16' 1" (2.97m x 4.90m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Central heating boiler, plumbing for a washing machine and fridge freezer. Radiator, Double-glazed windows to the side and rear and double-glazed door to the side.

First Floor Landing

Bedroom Three

12' 4" x 16' 4" (3.76m x 4.98m)

double-glazed bay window to the front and radiator.

Bedroom Four

13' 4" x 10' 3" (4.06m x 3.12m)

Double-glazed windows to the side and rear, and radiator.

Bathroom

Comprising bath with mixer taps, shower cubicle, his/hers vanity sink and WC. Double-glazed window to the rear and radiator.

Second Floor Landing

Bedroom One

13' 5" x 10' 3" (4.09m x 3.12m)

Double-glazed window to the rear and radiator.

En-Suite Bathroom

Partially tiled en-suite bathroom comprising bath with mixer taps and shower over, wash hand basin and WC. Radiator and double-glazed window to the rear.

Bedroom Two

12' 2" x 15' 7" (3.71m x 4.75m)

Double-glazed window to the front, radiator and feature fireplace.

Agents Note

This property was previously used as a cannabis factory.

Please 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 & anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Woodchurch Lane, Birkenhead

- Four Bedroom Semi Detached House
- Lounge
- Dining Room
- Kitchen
- En-Suite

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£200,000



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Property Ref:
PTN116574 - 0007

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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Please note the marker reflects the postcode not the actual property


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