



Morley Avenue, Birkenhead, CH41 8AJ

welcome to

Morley Avenue, Birkenhead

9 Morley Avenue, Birkenhead, CH41 8AJ We are acting in the sale of the above property and have received an offer of £112,000 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

Welcome to a beautifully presented 2 bedroom, mid-terrace house with loft conversion, offering an ideal home for first-time buyers, families, or investors. This property stands out with its thoughtfully designed living spaces & loft space, creating a versatile & spacious home. The ground floor features a bright & airy lounge, a perfect setting for both everyday family life. Beyond this, you will find a functional utility area & a convenient downstairs family bathroom, adding to the practicality of the home.

The first floor comprises a well-proportioned double bedroom and a single room, which can be used as a child's bedroom, a home office, or a nursery. A major highlight of this property is the loft space with small shower room. The home is offered with no onward chain, ensuring a smooth & straightforward purchase process.

Situated on Morley Avenue, the property benefits from excellent transport links, making commuting a breeze with bus stops & train stations like Birkenhead Park & Conway Park within easy reach, the city is just a short journey away. The area is also well-served by local amenities, including shops, schools, & leisure facilities, making it a highly desirable location for families.

"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

13' 1" from bay x 11' 6" alcove (3.99m from bay x 3.51m alcove)

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

Dining Room

10' 2" plus alcove x 11' 2" (3.10m plus alcove x 3.40m)

Double-glazed window to the rear, radiator and staircase.

Kitchen

10' 6" x 6' 8" (3.20m x 2.03m)

Galley kitchen comprising wall and base cupboards with tiled splash backs, sink and drainer unit and work surfaces. Electric oven and gas hob. Two double-glazed windows to the side.

Utility Room

7' 6" x 2' 7" (2.29m x 0.79m)

Comprising radiator and door giving access to the rear yard.

Ground Floor Bathroom

Bathroom with three-piece suite comprising bath with shower over, wash hand basin with cupboard below, and WC. Radiator and ladder radiator, and double-glazed frosted window to the side.

First Floor Landing

Bedroom One

13' 2" from bay x 12' 8" (4.01m from bay x 3.86m)

Double-glazed bay window to the front and radiator.

Bedroom Two

11' 2" x 6' 9" (3.40m x 2.06m)

Double-glazed window to the front, radiator and built-in cupboard.

Built-In Cupboard

Built-in cupboard housing the central heating boiler.

Second Floor Landing

Loft Space

12' 9" max x 12' 6" max (3.89m max x 3.81m max)

Double-glazed skylight, radiator and built-in cupboards to half height with mirrored sliding doors.

Shower Room

Comprising shower cubicle, wash hand basin and WC. Skylight window.

Outside

With rear yard.



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welcome to

Morley Avenue, Birkenhead

- Loft Space with Shower Room
- No Onward Chain
- Downstairs Bathroom
- Excellent Transport Links
- Ideal for Various Buyers

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£110,000



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Property Ref:
PTN116265 - 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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