



Singleton Avenue, Birkenhead, CH42 9JH

welcome to

Singleton Avenue, Birkenhead

A well-presented three-bedroom mid-terraced home featuring a modern kitchen, spacious lounge/dining room, and a beautifully maintained rear garden. Benefitting from recent improvements, this property is ideal for buyers seeking a home ready to move into.



Property Description

Situated on Singleton Avenue in a popular Prenton location, this attractive 3 bed mid-terraced property offers generous living space & a number of recent upgrades, making it an appealing option for first-time buyers & families alike.

The ground floor is centred around a bright & spacious lounge and dining room, creating a versatile open-plan living. To the rear, the property boasts a good-sized, newly fitted kitchen, offering modern finishes & ample storage.

Upstairs, there are 2 double bedrooms, bedroom 2 housing the boiler system, along with a well-proportioned single bedroom. A family bathroom completes the first-floor accommodation.

The property has benefitted from several recent improvements, including partial replastering, new flooring, & the installation of ventilation systems on the external walls to help prevent damp—providing peace of mind for future owners.

Externally, the home continues to impress with a lovely, well-maintained rear garden, featuring fruit trees, attractive paving, & flagging, making it an ideal outdoor space for relaxing or entertaining.

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.

Lounge

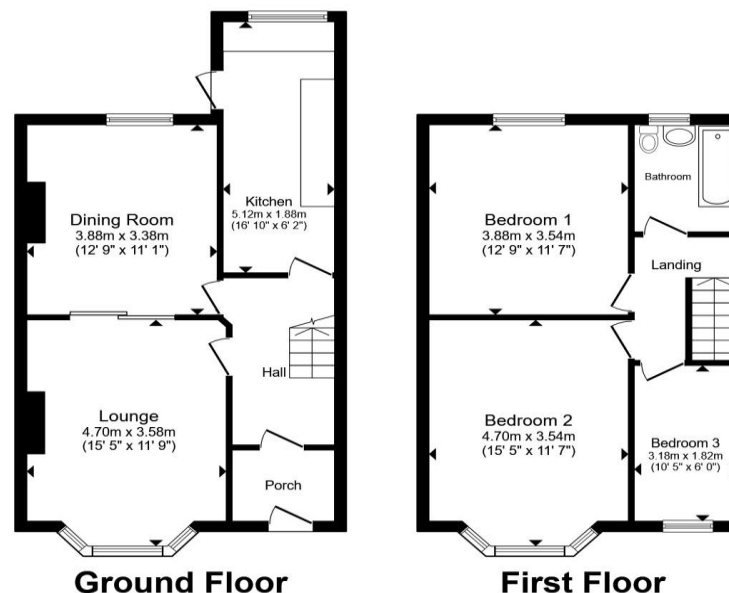
15' 5" x 11' 9" (4.70m x 3.58m)

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

Dining Room

12' 9" x 11' 1" (3.89m x 3.38m)

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



Total floor area 91.4 m² (984 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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Kitchen

16' 10" x 6' 2" (5.13m x 1.88m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Washing machine plumbing. Radiator, double-glazed window to the rear and single-glazed patio doors to the side.

First Floor Landing

Bedroom One

15' 5" x 11' 7" (4.70m x 3.53m)

Double-glazed bay window to the front and radiator.

Bedroom Two

12' 9" x 11' 7" (3.89m x 3.53m)

Double-glazed window to the rear, radiator and boiler system.

Bedroom Three

10' 5" x 6' (3.17m x 1.83m)

Double-glazed window to the front and radiator.

Bathroom

Partially tiled bathroom comprising bath with shower over, wash hand basin and WC. Radiator and loft access.

Outside

Rear Garden

Rear garden with flagstone path, borders and fruit trees.



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welcome to

Singleton Avenue, Birkenhead

- 3 bedroom mid-terraced property
- Spacious lounge through dining room
- Newly fitted, generously sized kitchen
- 2 large double bedrooms and 1 single
- Recent improvements including plastering, flooring & ventilation

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116734 - 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.


jones & chapman



0151 608 2287



Prenton@jonesandchapman.co.uk



349 Woodchurch Road, Prenton, PRENTON,
Merseyside, CH42 8PE



jonesandchapman.co.uk