



Moorland Road, Tranmere, Birkenhead, CH42 5NX

welcome to

Moorland Road, Tranmere Birkenhead

Calling all first-time buyers and investors! This charming two-bedroom mid-terrace is ready to welcome you home — with no onward chain to hold you back.



Property Description

Attention first-time buyers, growing families & investors.

This is one you won't want to miss!

Situated in a popular & well-established residential area, this fantastic 2 bed mid-terrace property is ready to move straight into & offers an ideal opportunity to step onto the property ladder or expand your portfolio.

From the moment you arrive, the property offers a welcoming feel, with convenient on-street parking to the front & low-maintenance rear yard, perfect for relaxing or entertaining.

Step inside & you'll discover a spacious & comfortable lounge, ideal for cosy evenings in, leading to a kitchen that provides plenty of storage & workspace. To the rear, a handy utility room & downstairs shower room adds extra practicality to this already well-thought-out home.

Upstairs, the property continues to impress with 2 generous double bedrooms, offering flexible living space whether you need a guest room, home office, or growing family accommodation.

Additional benefits include DG & GCH, ensuring comfort & efficiency year-round.

This delightful home ticks all the boxes for convenience, comfort & value, making it a truly idyllic place to call home or a smart investment opportunity.

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.

Lounge

12' x 11' 1" (3.66m x 3.38m)

Double-glazed bay window and further double-glazed window to the front, radiator and electric fire.

Kitchen

12' x 9' 2" (3.66m x 2.79m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and induction hob. Radiator and double-glazed window to the rear.

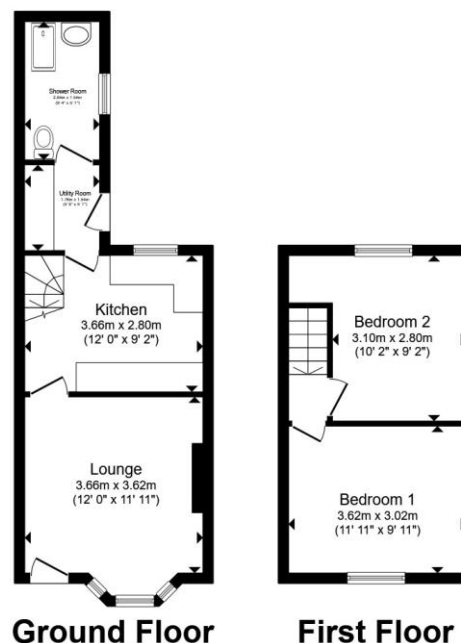
Utility Room

5' 9" x 5' 1" (1.75m x 1.55m)

With work surfaces and double-glazed door to the side.

Ground Floor Wet Room

Comprising shower, wash hand basin and WC. Radiator and double-glazed window to the side.



Ground Floor

First Floor

Total floor area 55.8 m² (600 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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First Floor Landing

Bedroom One

11' 11" x 9' 11" (3.63m x 3.02m)

Double-glazed window to the front and radiator.

Bedroom Two

10' 2" x 9' 2" (3.10m x 2.79m)

Double-glazed window to the rear and radiator.

Outside

With small rear yard.



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welcome to

Moorland Road, Tranmere Birkenhead

- Two Bedroom Mid Terraced House
- Lounge
- Kitchen
- Utility Room
- Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116741 - 0005

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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