



**Elmswood Road, Tranmere, Birkenhead, CH42 7HR**

**welcome to**

**Elmswood Road, Tranmere Birkenhead**

On your marks, get set, go go go go go! As affordable as it is adorable this is not one that you are going to want to miss, so make sure to book your viewing as soon as you can!



## Property Description

Delightful, distinctive and ready to move in this really is not your typical two-bedroom terrace - it's just so gosh darn cute! the living space alone is going to have you swooning with that ultra cozy fireplace and the lovely sweeping archway. The kitchen has plenty of counter and cabinet space and the spacious yard beyond has potential to be turned into a gorgeous little grotto.

Upstairs we have two very good-sized bedrooms and a really good-sized bathroom - no trying to squeeze in around the sink looking for anywhere to put your hairbrush down!

Whether you are an investor who is looking for something that is ready to be rented out or a first-time buyer who has been waiting to be inspired, this property is for you! We are expecting a lot of excited buyers for this one and we cannot wait to get excited with you, so book a viewing today.

Of all the first-time buyer properties this one has to be one of our favourites, it really would be just such a wonderful place to call home. We are so excited for the viewings on this one as there are sure to be a lot of excited buyers, and we can't wait to get excited with you!

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

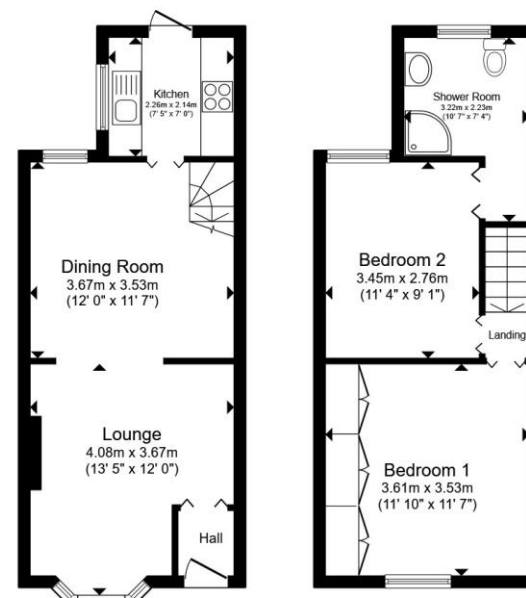
13' 5" x 12' ( 4.09m x 3.66m )

Double-glazed bay window to the front, radiator and gas fire.

### Dining Room

12' x 11' 7" ( 3.66m x 3.53m )

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



Ground Floor

First Floor

Total floor area 65.2 m<sup>2</sup> (702 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](http://www.propertybox.io)

jones &  
chapman

### Kitchen

7' 5" x 7' ( 2.26m x 2.13m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and gas hob, washing machine and central heating boiler. Double-glazed window to the side and double-glazed door to the rear.

### First Floor Landing

### Bedroom One

11' 10" x 11' 7" ( 3.61m x 3.53m )

Double-glazed window to the front and built-in wardrobes.

### Bedroom Two

11' 4" x 9' 1" ( 3.45m x 2.77m )

Double-glazed window to the rear, radiator and built-in wardrobes.

### Shower Room

Comprising shower cubicle, wash hand basin and WC. Double-glazed window to the rear.

### Outside

Yard to the rear.

### Lounge

Double-glazed bay window to the front, radiator and gas fire.



**view this property online** [jonesandchapman.co.uk/Property/PTN116870](http://jonesandchapman.co.uk/Property/PTN116870)



**welcome to**

## **Elmswood Road, Tranmere Birkenhead**

- Mid Terrace House
- Council Tax Band - A
- Two Spacious Bedrooms
- Beautiful Living Space
- Really Spacious Yard

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

**£95,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/PTN116870](https://jonesandchapman.co.uk/Property/PTN116870)



Property Ref:  
PTN116870 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**jones & chapman**



**0151 608 2287**



[Prenton@jonesandchapman.co.uk](mailto:Prenton@jonesandchapman.co.uk)



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



**[jonesandchapman.co.uk](https://jonesandchapman.co.uk)**