



## Duke Street, Birkenhead, CH41 8BR

£800 PCM

 2 Bedroom  2 Reception  1 Bathroom  D

\*\*\* Walk In Wow Factor - Fully Refurbished - Must View \*\*\*

Hewitt Adams is delighted to present this fully refurbished two bedroom mid-terrace property on Duke Street, Birkenhead.

Ideally situated just a two minute walk from the train station, the property offers excellent transport links to Liverpool, Chester and surrounding areas, making it perfect for commuters.

The accommodation briefly comprises an entrance hallway leading into a spacious open plan kitchen, lounge and dining area, creating a bright and versatile living space. There is also a separate utility room, two well-proportioned bedrooms and a modern bathroom. Externally, the property benefits from a rear yard and on-street parking to the front.

Offered unfurnished and available immediately, the property is strictly no pets and no smokers

### Entrance

uPVC door to the Hallway.

### Hallway

Laminate flooring, radiator.

### Open Plan Kitchen / Lounge / Diner

This incredible open plan living space incorporates a brand-new, contemporary kitchen fitted with a range of stylish wall and base units complemented by modern worktops. The kitchen features an inset sink with mixer tap, integrated oven, hob and overhead extractor fan, along with a breakfast bar providing space for stools. A window to the rear elevation allows plenty of natural light into the kitchen area.

The space flows seamlessly into a generously sized lounge area, with a window to the front elevation and a radiator, while attractive laminate flooring runs throughout, creating a bright, cohesive and modern living environment ideal for both relaxing and entertaining.

### Utility

Wall and base units with worktops, concealed gas boiler, space for white goods, uPVC door to the rear Yard.

### Bedroom 1

Window to the front elevation, radiator.

### Bedroom 2

Window to the rear elevation, radiator.

### Bathroom

An incredible new bathroom that consists of; P shaped bath with glass screen, mixer tap and shower, WC, wash basin vanity unit with mixer tap and mirror, heated chrome towel radiator, window to the side elevation.

### Externally

An enclosed rear Yard with gated access to the rear.

### Parking

Unallocated on street Parking.

