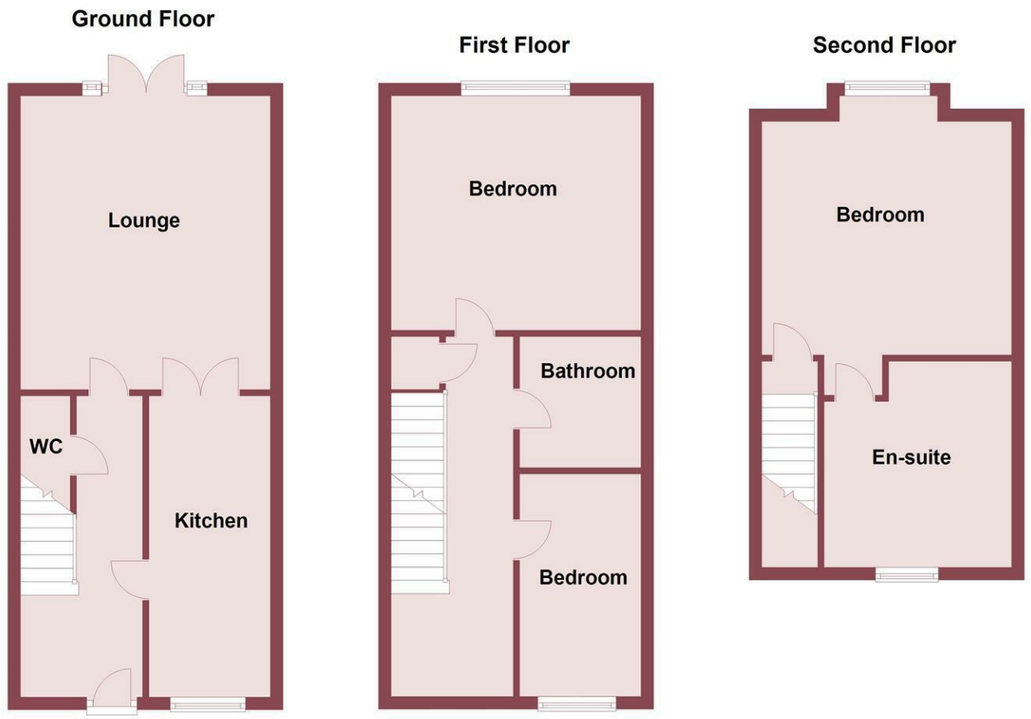






Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, ommission or mis-statement.The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or effiency can be given.
Plan produced using PlanUp.

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ESTATE & LETTING AGENTS



Morecroft Road, Birkenhead, Merseyside CH42 1NX

£140,000

3 Bedroom | 1 Reception | 2 Bathroom | C

INVESTORS ONLY - Three Bedroom Townhouse - En Suite - Great Investment - No Chain

Hewitt Adams is pleased to offer to the market this THREE BEDROOM TOWNHOUSE being sold with NO CHAIN on Morecroft Road in Rock Ferry.

Perfect for INVESTORS this property achieves circa £700pcm on the rental market and has a long term tenant in situ.

In brief the property affords: front entrance, hall, lounge, kitchen and WC. To the first floor there are two bedrooms and a bathroom. The second floor consists of a bedroom and en suite shower room.

Boasting off road parking and a south facing rear garden. With gas central heating and double glazed windows.

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Front Entrance
Into:

Hall
Radiator, stairs to first floor, power points

W.C.
W.C, wash hand basin, radiator

Kitchen
6'4" x 15'9" (1.95 x 4.82)
Wall and base units, integrated oven and gas hob, inset sink, space and plumbing for washing machine, space for tall fridge freezer, double glazed window

Lounge
15'7" x 13'0" (4.75 x 3.97)
Double glazed patio doors to rear, radiator, power points

First Floor

Bedroom
12'1" x 13'1" (3.69 x 4.00)
Double glazed window, radiator, power points

Bedroom
6'5" x 11'8" (1.97 x 3.57)
Double glazed window, radiator, power points

Bathroom
5'8" x 7'3" (1.73 x 2.21)
Comprising bath with shower attachment, w.c, wash hand basin, radiator, part tiled

Second Floor

Bedroom
13'1" x 13'5" (4.01 x 4.11)
Double glazed window, radiator, power points, door to:

En Suite
Comprising shower, w.c, wash hand basin, double glazed window

Externally
Front- - driveway offering off road parking

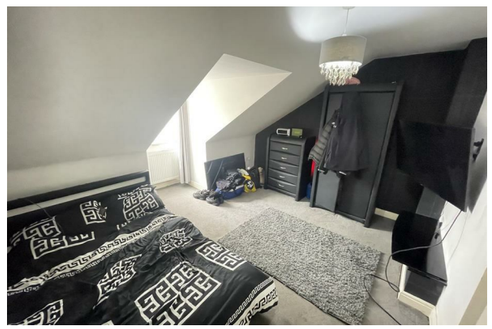
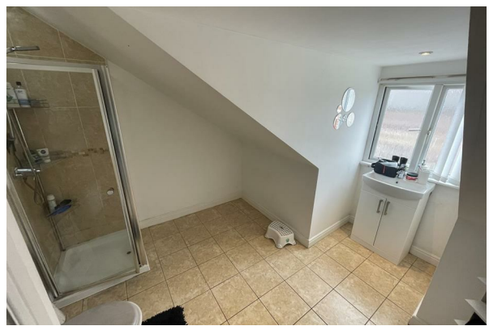
Rear - laid to lawn and patio with side gate access to the front

Council Tax Band
B







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