



4 bed detached house to buy in

Church Road, Birkenhead, Merseyside,
CH42 0LL

£150,000 Starting Bid

 x 4  x 1  x 2

Tenure

Freehold

On Street parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Victorian Period Property
- ✓ No Onward Chain
- ✓ Four Double Bedrooms
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are thrilled to be given the opportunity to market this wonderful four bedroom detached property on Church Road, Tranmere. This Victorian residence comes to the market in great condition but as a blank canvas for a new owner to put their own stamp on things.

Ideally located across the road from Victoria Park, half a mile from Green Lawn & Rock Ferry train stations, and a short drive to the Rock Retail Park. This property ticks all the boxes for those that need easy access to Liverpool City Centre.

With four double bedrooms, and two generously sized reception rooms, this home offers excellent versatility with the space it offers.

In brief the property affords: hall, living room, dining room, kitchen. To the first floor, two double bedrooms and a shower room, and on the second floor, two further double bedrooms.

Externally, to the front you will find a raised patio with views over the park and to Liverpool. At the rear, a large courtyard with an outhouse/utility equipped with power and water, and a detached garage store with access onto Greenway Road.

The property benefits from the following:

- New front door installed
- New glazed windows and door installed in the outhouse/utility
- Detached garage/store with access onto Greenway Road
- New garden gate installed
- All first-floor central heating pipework replaced

- New gas central heating boiler installed

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £150,000

Property Type: Detached House

Parking: On Street

Year built: 1890

Construction materials: Brick and block

Known property issues: Damp

Planning permissions or proposals for development: No

Public rights of way: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

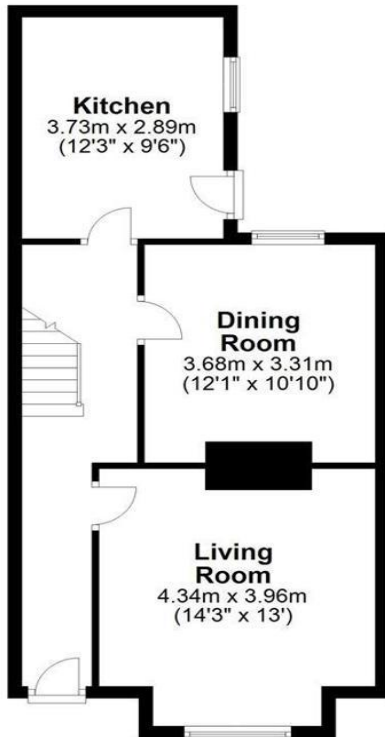
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

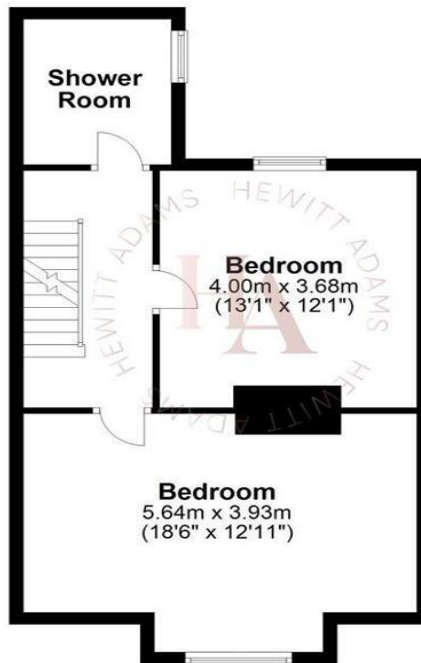
Ground Floor

Approx. 50.4 sq. metres (542.4 sq. feet)



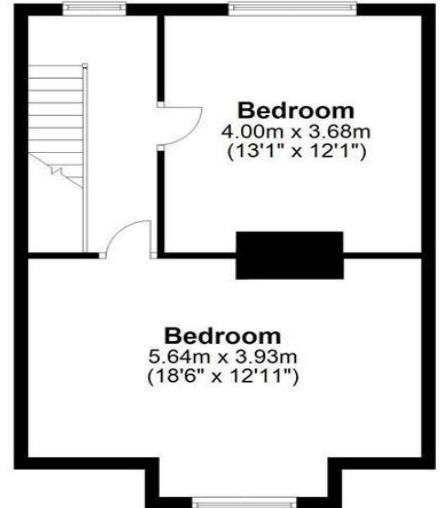
First Floor

Approx. 49.0 sq. metres (527.3 sq. feet)



Second Floor

Approx. 43.6 sq. metres (469.1 sq. feet)



Total area: approx. 143.0 sq. metres (1538.8 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Church Road, Birkenhead, Merseyside, CH42 0LL

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168,
northwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

