

**Priory Wharf, Birkenhead, Wirral, CH41 5LD**

**£145,000**

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

A serious contender for all first time buyers, or for those, perhaps downsizing, or side stepping, certainly for those commuters amongst you - what we're trying to get at here is that this particular property holds great versatility! Plus... no onward chain.

Situated towards the top of the popular Priory Wharf development, this two bedroomed town house has a balcony over looking the communal gardens, and across to the Liverpool skyline - one of the best seats in the house for firework displays, we believe.

So, what's on offer accommodation wise? We're upside down here, mostly to enjoy that view - so climb the few stairs to the first floor, where you'll find a multi use living area - multi use as its size offers enough room for the larger of sofas (see our photos) plus a space for a work area, too. Out from here is where you'll find the balcony, too.

The breakfast kitchen sits off the living area and comprises a collection of fitted units, space and plumbing for your washing machine and fridge etc, and looks out to the front of the development.

Downstairs, we've the master bedroom with door out to the gardens, and built in wardrobes, as well as a second bedroom, bathroom, and good storage space to the understairs cupboard.

To the front we have allocated parking, and you'll note through the development the number of visitor parking spaces, too. There's also a modest patio space to enjoy the sun in the afternoon and early evening.

There's a brief walk to Hamilton Square train station, swiftly linking you to Liverpool (just one stop) or through to Chester or West Kirby. There's also access through to the A41 which will lead you to the M53 motorway links.

We believe there to be the remainder of a long 999 year lease, with service charges currently sitting at circa £1,000 per annum.

Please be advised, should you have an offer of purchase accepted, a fee of £48 will be payable to complete your legally required Anti-Money Laundering (AML) and ID checks – this fee is non-refundable, regardless of a successful completion

**Tenure:** Leasehold

**Council Tax Band:** D































- 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.

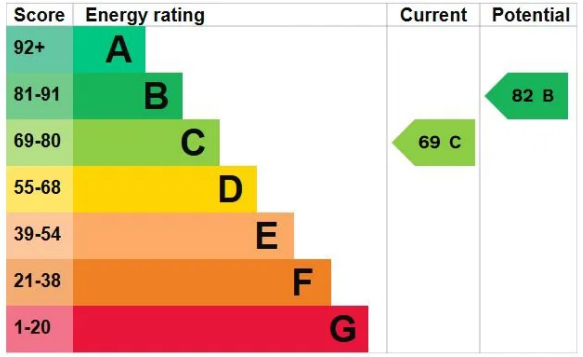
1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.




TOTAL FLOOR AREA : 750 sq.ft. (69.6 sq.m.) approx.

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