



## 40 Townsend Street, Birkenhead, CH41 7BL £800 Per Calendar Month



Nestled in Townsend Street of Birkenhead, this delightful two-bedroom end of terrace house is a true gem waiting to be discovered. Built in 1938, this property exudes character and warmth, offering a cosy retreat for its future residents.

As you step inside, you are greeted by a welcoming kitchen with a dining area, perfect for enjoying morning coffees or hosting intimate dinners with loved ones. The property boasts a spacious reception room, ideal for relaxing after a long day or entertaining guests.

The modern bathroom adds a touch of luxury to this lovely home, providing a tranquil space to unwind and rejuvenate. With two well-appointed bedrooms, there is ample space for a small family, a couple, or even a single individual looking for a spare room or home office.

One of the standout features of this property is the large rear garden, offering a private outdoor sanctuary in the heart of the town. Imagine summer barbecues, gardening adventures, or simply basking in the sunshine in your own peaceful oasis.

The Property also benefits from brand new appliances including cooker and extractor hood, washing machine, fridge freezer, dish washer. In the outhouse/Laundry Room you will also find a brand new condenser tumble dryer.

- Two Bedrooms
- New Kitchen Appliances
- One Reception Room
- Kitchen With Dining Area
- Modern Bathroom
- Large Rear Garden
- Laundry Room
- Double Glazing
- Gas Central Heating
- EPC Rating D

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



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



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.