



## 21 Gamlin Street, Birkenhead, CH41 0AJ Offers In The Region Of £110,000



Gamlin Street in Birkenhead, this mid-terrace house presents a wonderful opportunity for those looking to create their dream home. With three spacious bedrooms, this property is ideal for families or individuals seeking extra space. The single reception room offers a welcoming area for relaxation and social gatherings, providing a perfect canvas for your personal touch.

The house features one bathroom, which, while functional, is in need of modernization, allowing you to design it to your taste and style. The property is ripe for renovation, making it an exciting project for those with a vision.

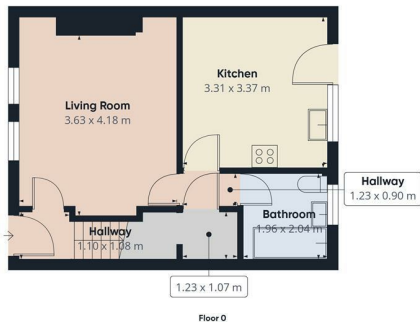
Situated in a well-established neighbourhood, this home benefits from its proximity to local amenities, schools, and transport links, ensuring convenience for daily living. The potential to enhance and transform this property into a contemporary haven is immense, making it a fantastic investment for the discerning buyer.

- Three Bedrooms
- Mid Terrace Property
- One Reception Room
- Kitchen
- Bathroom
- Rear Garden
- Double Glazing
- Gas Central Heating
- Viewing Essential!
- EPC Rating TBC

### Viewing

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



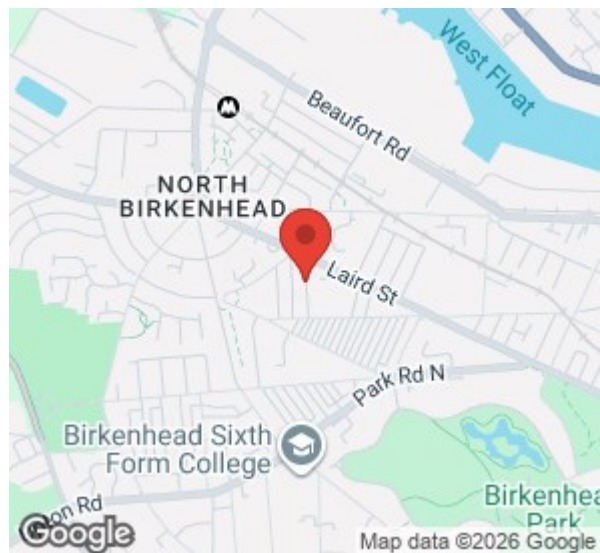


Approximate total area\*  
70.7 m<sup>2</sup>

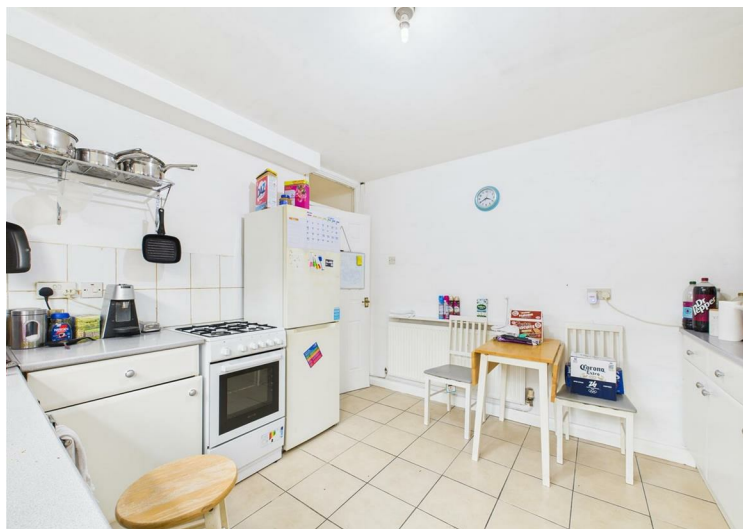
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	67	77
	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.