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HERE TO GET *you* THERE

17 Churchill Avenue, Birkenhead, CH41 8AL

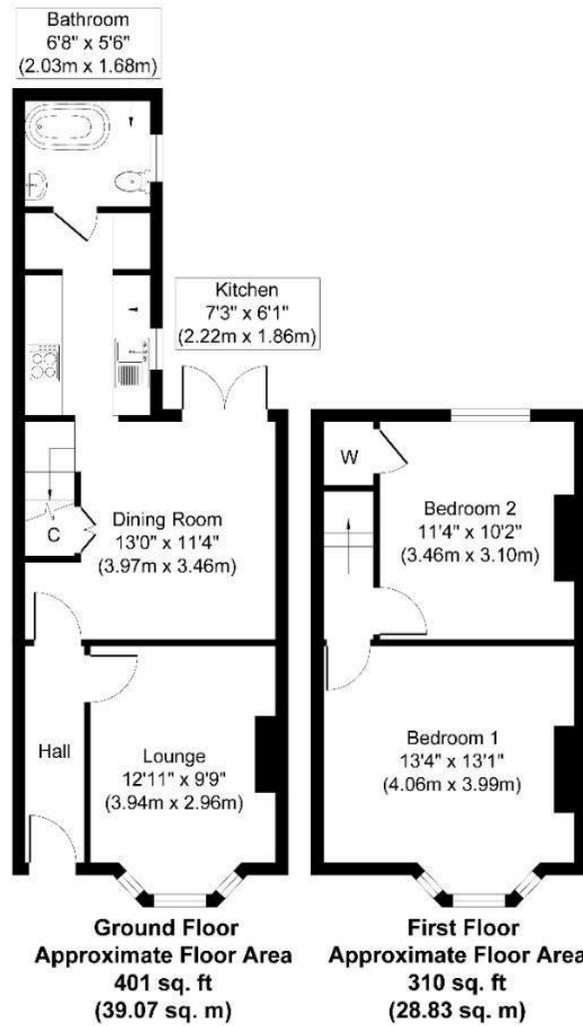
17 Churchill Avenue, Birkenhead, CH41 8AL

Offers Over £100,000

Here we have a traditional, mid-terrace property being offered to the market with No Ongoing Chain. This property would suit cash investors looking to expand their rental portfolio.

The property is situated close to Birkenhead Park and the regular public transport opens up both Birkenhead and Liverpool.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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## Entrance Hall

## Lounge

12'11" x 9'9"

Laminate flooring, double glazed window to front elevation, central heating radiator. Door through to:-

## Dining Room

13'0" x 11'4"

Double glazed window to rear elevation, central heating radiator. Staircase to first floor. Door through to:-

## Kitchen

7'3" x 6'1"

Fitted with a range of units, integrated oven, sink unit, double glazed window to side elevation, central heating radiator. Part glazed door to outside. Door into:-

## Bathroom

6'8" x 5'6"

Three piece suite including panelled bath, pedestal wash basin, low level WC.

## First Floor

Staircase leads to first floor.

## Bedroom One

13'4" x 13'1"

Double glazed window to front elevation, central heating radiator.

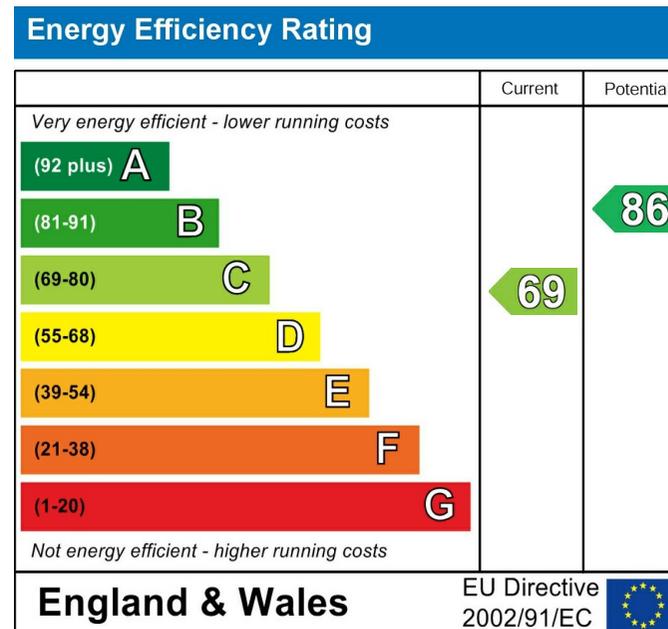
## Bedroom Two

11'4" x 10'2"

Double glazed window to rear elevation, central heating radiator, store cupboard.

## Outside

There is a yard area to the rear.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

