

# Brennan Ayre O'Neill

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Freehold



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## Curzon Avenue, Birkenhead

Guide Price  
£127,500

17317387



Curzon Avenue is a hugely convenient place to live, just a short walk around the corner to the bus service that takes you straight into Liverpool and with Birkenhead Park Station literally a few minutes walk away. Better still Birkenhead Park, its tennis courts and hectares of recreational parkland stands opposite Curzon Avenue. This is an end of a row traditional terraced house (n end of terraced house comes with its own benefits) and has the following accommodation; a good sized hall, separate lounge and dining room as well as a separate rear kitchen. There's a covered brick built outhouse immediately attached to this which gives the opportunity for extending the accommodation - a bigger kitchen, a breakfast area or maybe utility/cloaks services). This house comes with 3 original marble and cast iron fireplaces...

Up at first floor and you'll find three bedrooms and combined bathroom. There are two good sized 'double' bedrooms and a single bedroom.

The property has pvc double glazing and gas central heating, also a recently tiled maintenance free roof

Please also note that the property stands vacant and as such we can arrange a viewing for you at relatively short notice.

#### Locator

Sat Nav: CH41 8AR Walk to Birkenhead Park Station or jump on the bus along Park Road North direct through to Liverpool. Drive down passed Claughton Village for a minute or two and opposite the park you'll find Curzon Avenue.



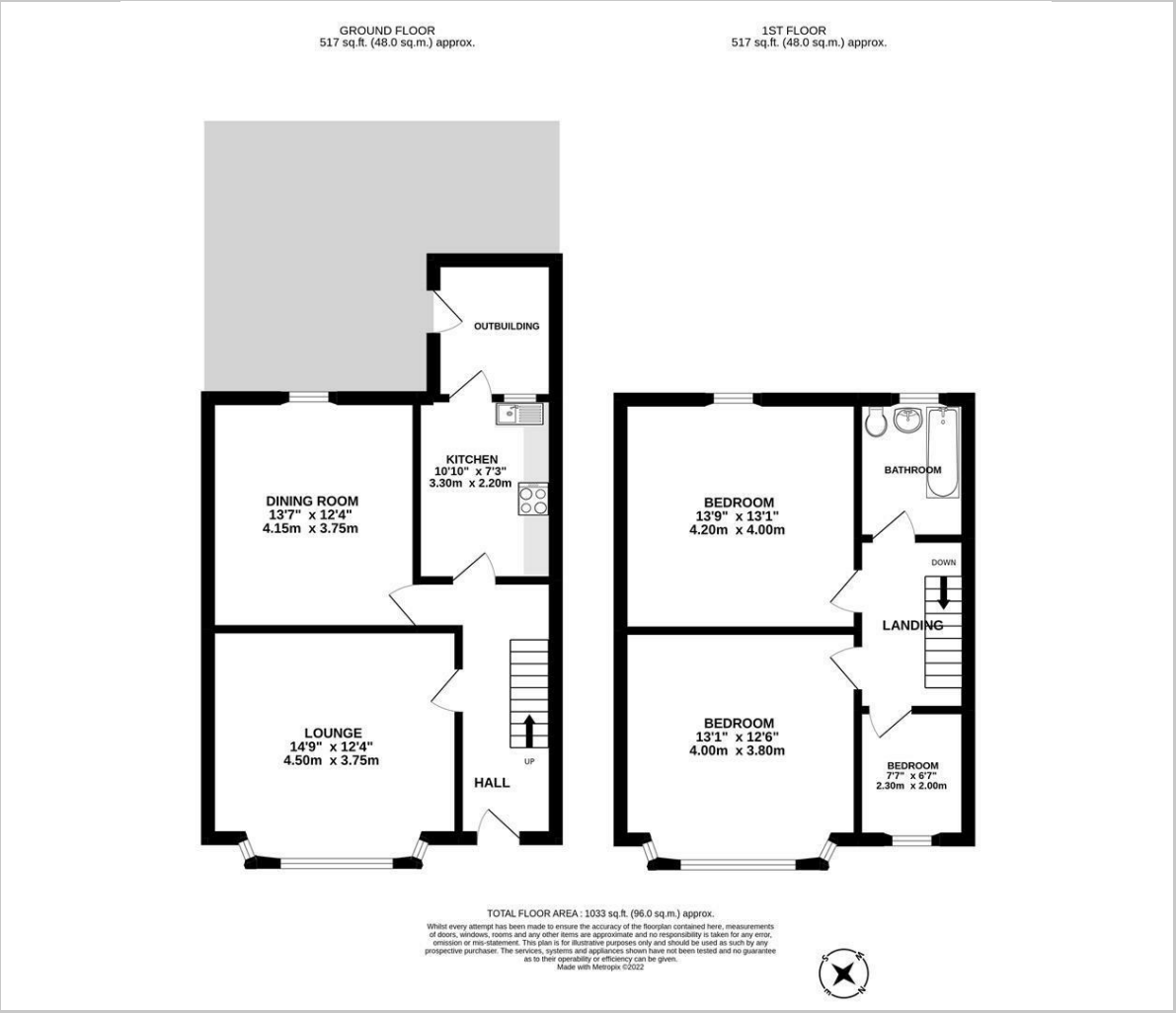








Floor Plan



Viewing

Please contact our Brennan Ayre O'Neill - Prenton Office on 0151 608 8586 if you wish to arrange a viewing appointment for this property or require further information.

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.

**Brennan Ayre O'Neill**  
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