



**Laurel Road, Birkenhead, CH42 0JA**

**welcome to**

**Laurel Road, Birkenhead**

A beautifully refurbished five-bedroom semi-detached home with generous living space and a wrap-around garden. No chain.



### Entrance Porch

Double-glazed composite door to the front.

### Entrance Hall

Single-glazed door to the front and electric radiator.

### Utility/ Cloakroom

Comprising washing machine/ tumble dryer plumbing and water tank. WC and wash hand basin. Electric radiator and double-glazed window to the side.

### Lounge

14' x 12' 1" ( 4.27m x 3.68m )

Two double-glazed windows to the front and electric radiator.

### Dining Room

13' x 12' 5" ( 3.96m x 3.78m )

Double-glazed window to the rear and electric radiator.

### Third Reception Room

16' 7" x 12' 5" ( 5.05m x 3.78m )

Double-glazed bay window to the front, double-glazed window to the side, and electric radiator.

### Kitchen

10' 5" x 9' 5" ( 3.17m x 2.87m )

fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and induction hob. Double-glazed windows to the side and rear.

### First Floor Landing

Double-glazed window to the rear.

### Bedroom One

14' x 11' 10" ( 4.27m x 3.61m )

Two double-glazed windows to the front and electric radiator.

### Bedroom Two

16' 7" 12 x 12' 1" ( 5.05m 12 x 3.68m )

Double-glazed bay window to the front and further double-glazed window to the side, electric radiator.

### Bedroom Three

13' x 12' 1" ( 3.96m x 3.68m )

Double-glazed window to the rear and electric radiator.

### Bedroom Four

10' 8" x 10' 6" ( 3.25m x 3.20m )

Double-glazed window to the rear and electric radiator.

### Bedroom Five

10' 1" x 4' 10" ( 3.07m x 1.47m )

Double-glazed window to the front and electric radiator.

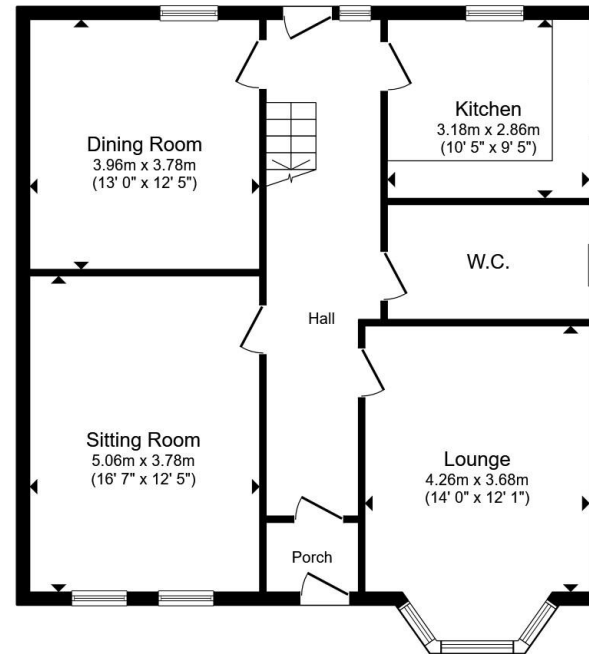
### Bathroom

Bathroom with three-piece suite comprising bath with mixer taps, wash hand basin and WC. Electric radiator and double-glazed window to the side.

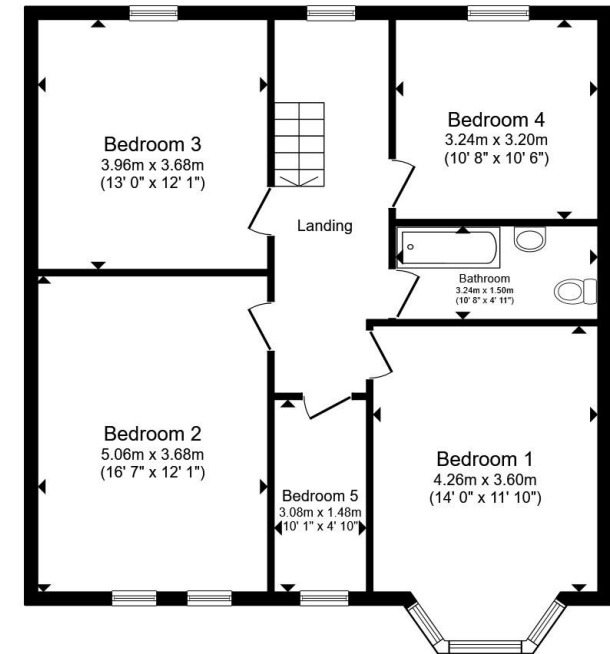
### Outside

### Rear Garden

Flagged rear yard.



Ground Floor



First Floor

Total floor area 167.0 m<sup>2</sup> (1,798 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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welcome to

## Laurel Road, Birkenhead

- Five-bedroom semi-detached house
- Fully renovated to a high standard
- Three spacious reception rooms
- Four large double bedrooms plus single
- Wrap-around garden (front, side & rear)

Tenure: Freehold EPC Rating: E

Council Tax Band: B

# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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