



**Hawthorne Road, Higher Tranmere, Birkenhead, CH42 7LA**

**welcome to**

**Hawthorne Road, Higher Tranmere Birkenhead**

A well-proportioned three-bedroom semi-detached home in a popular Higher Tranmere location, featuring a driveway and established rear garden. Offering generous living space and excellent potential for cosmetic improvement, this property is ideal for buyers looking to create a superb family home.



## Property Description

Situated on Hawthorne Road in the ever-popular residential area of Higher Tranmere, this 3 bedroom semi-detached property offers spacious & well-laid-out accommodation throughout, combined with the opportunity for cosmetic modernisation to truly make it your own.

The ground floor features a welcoming entrance porch leading into a central hallway, providing access to a generous lounge measuring approximately 5.36m x 3.36m, creating a bright & versatile living space. To the front is a separate dining room with an attractive bay window, ideal for family meals or entertaining. The kitchen is positioned to the rear & offers a practical layout with scope for redesign or extension, subject to the necessary consents.

Upstairs the property continues to impress with 3 well-proportioned bedrooms. Bedroom 1 is a spacious double with a bay window, while bedroom 2 also offers a comfortable double. The 3rd bedroom is a single room, perfect as a child's bedroom, office or dressing room. A family bathroom completes the 1st floor layout.

Externally, the property benefits from a driveway along with an established rear garden offering outdoor space with the potential for landscaping or relaxation.

Overall, the property is in need of cosmetic updating but benefits from "excellent bones," a great layout & generous room sizes throughout.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

### Entrance Porch

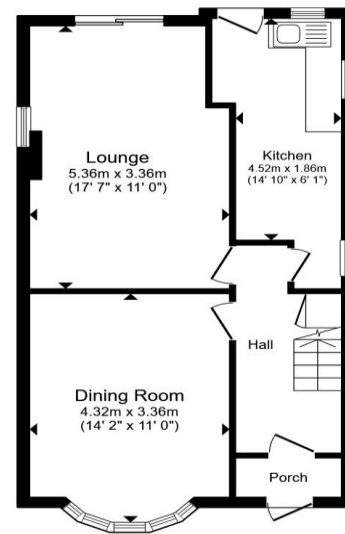
Double-glazed composite door to the front.

### Entrance Hall

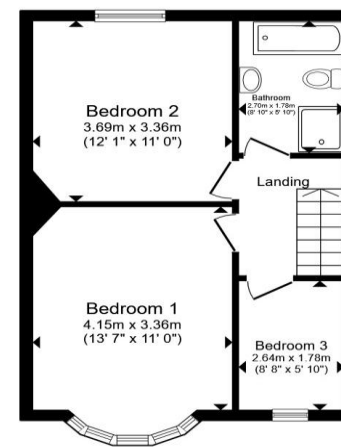
Single-glazed door and window to the front. Storage under stairs.

### Lounge

17' 7" x 11' ( 5.36m x 3.35m )



**Ground Floor**



**First Floor**

Total floor area 92.2 m<sup>2</sup> (992 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)



### Dining Room

14' 2" x 11' ( 4.32m x 3.35m )

Double-glazed patio doors to the rear, radiator and gas fire.

### Kitchen

14' 10" x 6' 1" ( 4.52m x 1.85m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Washing machine plumbing and radiator. Double-glazed windows to the side and rear and double-glazed door to the rear.

### First Floor Landing

#### Bedroom One

13' 7" x 11' ( 4.14m x 3.35m )

Double-glazed bay window to the front and radiator.

#### Bedroom Two

12' 1" x 11' ( 3.68m x 3.35m )

Double-glazed window to the rear and radiator. Central heating boiler and built-in wardrobes.

### Bedroom Three

8' 8" x 5' 10" ( 2.64m x 1.78m )

Double-glazed window to the front and radiator.

### Bathroom

Bathroom with four-piece bathroom suite comprising bath, shower cubicle, wash hand basin and WC. Radiator, loft access and double-glazed window to the rear.

### Outside Front Garden

With driveway to the front.

### Rear Garden

Rear garden with lawn and flag stone areas, garden shed and mature plants and foliage to borders.



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## **Hawthorne Road, Higher Tranmere Birkenhead**

- Spacious three-bedroom semi-detached property
- Two well-proportioned reception rooms
- Driveway providing off-road parking
- Established rear garden
- Bay-fronted dining room and main bedroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £210,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PTN116732 - 0004

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