



Woodchurch Lane, Birkenhead CH42 9PL

welcome to

Woodchurch Lane, Birkenhead

Show me the way to go home, I'm tired and I wanna go to bed, found this house on the world wide web, and now I can't get it out of my head....
Do you believe in the perfect home? You will now....Call us today to view and make this stunning abode your own!!



Property Description

Hey Ho Silver Lining.....

Location, location, location! This well-appointed family house offers plenty of downstairs living space, and is within close proximity to local schools, transport links & amenities. Boasting four bedrooms & set within a popular residential area, it is hard to find a reason why you shouldn't view this house!

Stepping inside this perfect property, which is a credit to its current owner, you will gauge a sense of happiness. A bright airy lounge proves ideal for a growing family, along with the stunning modern kitchen/diner complete with a utility room and downstairs shower room,

On the first floor you will find two double bedrooms a single room and a family bathroom which oozes a relaxation vibe.

Completing this house, on the second floor is a good-sized double bedroom with a built-in wardrobe.

Externally the garden is picturesque and perfect for a growing family, there is a decked area, an upper tiered artificial lawn with planters, a shed and off-road parking.

Viewing is a must! Call us now to avoid disappointment.

Agents Note: The current Council Tax band for this property is listed as 'DELETED', please make further enquiries with the Branch or Local Authority'.

"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

Lounge

17' 8" x 13' 8" (5.38m x 4.17m)

Single-glazed door to the front with triple-glazed window to the front. Radiator and television connection point.

Kitchen

11' x 17' 5" (3.35m x 5.31m)

Fitted kitchen with double sink and work surfaces. Electric oven and gas hob, fridge freezer, dish washer, and central heating boiler. Double-glazed door to the rear and staircase.

Utility Room

9' 4" x 7' 9" (2.84m x 2.36m)

With cupboards and work surfaces. Washing machine and radiator. Double-glazed window to the side and door giving access to the side.

Downstairs Shower Room

8' x 8' 3" (2.44m x 2.51m)

Partially tiled shower room comprising shower cubicle, wash hand basin and WC. Radiator and double-glazed window to the side.

First Floor Landing

With double-glazed window to the side.

Bedroom One

11' 4" x 11' 4" (3.45m x 3.45m)

Double-glazed window to the rear and radiator.

Bedroom Two

13' 4" x 10' 8" (4.06m x 3.25m)

Double-glazed window to the front, radiator and television connection point.

Bedroom Three

11' 3" x 6' 4" (3.43m x 1.93m)

Double-glazed window to the front.

Bathroom

Partially tiled bathroom with three-piece bathroom suite comprising bath with shower over, wash hand basin and WC. Radiator, extractor fan and two double-glazed windows to the rear.

Second Floor Landing

Bedroom Four

17' 5" x 14' 9" (5.31m x 4.50m)

Double-glazed window to the rear, radiator and storage cupboard.

Outside

Rear Garden

Rear garden with off road parking, brick outhouse and shed with WC. Decking, paved area and Astroturf.



view this property online jonesandchapman.co.uk/Property/PTN116436



welcome to

Woodchurch Lane, Birkenhead

- Four Bedroom End of Terrace House
- Lounge
- Kitchen/ Diner
- Utility, WC & Bathroom
- Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: Deleted

offers over

£165,000



Please note the marker reflects the
postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN116436



Property Ref:
PTN116436 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


jones & chapman



0151 608 2287



Prenton@jonesandchapman.co.uk



349 Woodchurch Road, Prenton, PRENTON,
Merseyside, CH42 8PE



jonesandchapman.co.uk