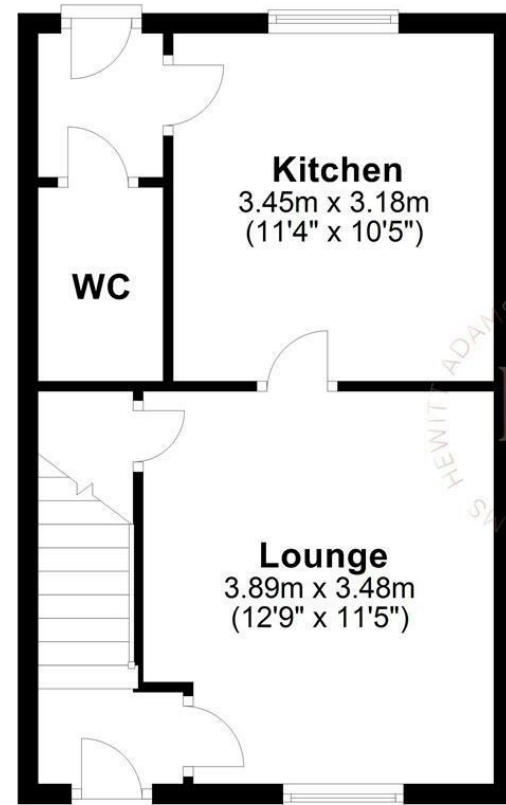




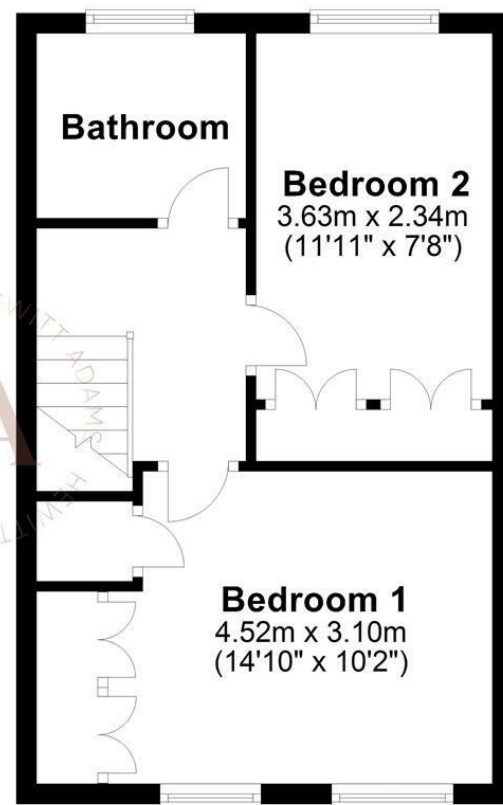
**Ground Floor**

Approx. 33.6 sq. metres (361.9 sq. feet)



**First Floor**

Approx. 33.6 sq. metres (361.9 sq. feet)



Total area: approx. 67.2 sq. metres (723.7 sq. feet)  
For illustration purposes only - not to scale

**Church Road, Birkenhead, Wirral CH42 5LD**  
Offers Over £175,000

2 Bedroom 1 Reception 1 Bathroom B

\*\*Stylish & Modern New Build Style Home - Perfect First Time Buyer Property - No Chain - Close To Transport Links - Recently Decorated Throughout\*\*

Hewitt Adams is really pleased to market this STYLISH and modern NEW-BUILD style semi-detached property located on Church Road in Tranmere, a short walk from local shops and the train station. The bus stop across the road also takes you directly to Liverpool in less than 15 minutes.

Perfect for FIRST TIME BUYERS. Recently decorated throughout to a HIGH STANDARD and with upgraded kitchen appliances.

The property is a well-appointed modern home with IMMACULATE internal decoration and the property was originally one of the SHOW-HOMES of the development. So it was equipped with plenty of UPGRADES such as fitted wardrobes and some flooring upgrades.

In brief the accommodation affords: entrance hall, lounge, kitchen, W.C and a small home-office area. Upstairs there are two DOUBLE bedrooms and a modern bathroom.

With a LANDSCAPED rear garden laid to patio and lawn, with a garden shed for storage.

**Front Entrance**

Into:

**Hall**

Staircase to first floor

**Lounge**

11'4" x 13'2" (3.47 x 4.02)

Double glazed window, radiator, power points, TV point

**Kitchen**

11'4" x 10'5" (3.47 x 3.18)

Fitted wall and base units, inset sink, integrated fridge and freezer, integrated oven and hob, radiator, power points, double glazed window overlooking the garden. Ample space for dinner table and chairs. Door into:

**Rear Porch**

Door to garden, feature clad wall and pull-down desk - ideal for home-working

**W.C**

W.C, wash hand basin, radiator

**UPSTAIRS**

**Bedroom One**

10'2" x 13'7" (3.12 x 4.15)

Double glazed windows, radiator, power points, fitted wardrobes

**Bedroom Two**

11'10" x 7'9" (3.62 x 2.37)

Double glazed windows, radiator, power points, fitted wardrobes

**Bathroom**

Stylish bathroom suite with tiled floor, part tiled walls, bath with shower above, low level W.C, wash hand basin, double glazed window, radiator

**EXTERNALLY**

Front Aspect - Driveway offering off-road parking. Front lawn. Side gate access to the rear. Electric car charge point.

Rear Aspect - Generously sized rear garden which has been well landscaped. With patio and lawn.

