



Woodburn Boulevard, Wirral, CH63 8NJ

welcome to

Woodburn Boulevard

With a wealth of living space this extended, three bedroomed semi-detached home has to be viewed to appreciate the accommodation on offer. Briefly comprising; entrance hall, front lounge, rear lounge, dining room, toilet & breakfast kitchen, three good size bedrooms, bathroom & separate toilet.



Description

With a wealth of living space, this extended, three bedroom semi-detached home has to be viewed to appreciate the accommodation on offer. Situated in this quiet residential location, the property is within walking distance of a wealth of amenities including shops, transport links across the region and fantastic schools. Briefly comprising; entrance hall, front lounge, rear lounge, dining room, toilet & breakfast kitchen. Upstairs are three good size bedrooms, bathroom & separate toilet. To the front of the property is a garden area and driveway, to the rear is three level tiered garden with decking, lawn area, patio area, storage shed and soft play area.

Entrance Hall

UPVC door with coloured inlay, under-stairs cupboard, radiator with cover, picture rail and wooden style flooring.

Front Lounge

12' 11" Plus Bay x 11' 7" Maximum (3.94m Plus Bay x 3.53m Maximum)

Double glazed bay window with coloured inlay, fire place with gas fire, television point, picture rail, ceiling moulding and wooden laminate flooring.

Rear Lounge

13' 1" x 11' 1" Maximum (3.99m x 3.38m Maximum)

Double glazed windows and patio doors to rear aspect, fire place with gas fire, radiator, picture rail, ceiling moulding and carpeted flooring.

Dining Room

11' 7" x 9' 8" Maximum (3.53m x 2.95m Maximum)

Double glazed window to side aspect, radiator, laminate flooring, spotlights, door to kitchen and door to toilet.

Toilet

Double glazed window to front aspect, low level w/c, was hand basin, extractor fan, airing cupboard and tiled floor.

Breakfast Kitchen

Fitted kitchen with a range of wall and base units, double glazed window to rear aspect, door to side aspect, one and a half bowl sink and drainer, work surfaces, electric oven & grill, gas hob, cooker hood, integrated fridge/freezer & dishwasher, radiator and tiled flooring.

Bedroom One

13' 4" Plus Bay x 8' 2" To front of wardrobes (4.06m Plus Bay x 2.49m To front of wardrobes)

Double glazed bay window with coloured inlay to front aspect, range of fitted wardrobes, radiator, television point, picture rail, ceiling moulding, ceiling light/fan and laminate flooring.

Bedroom Two

12' 9" x 8' 7" To front of wardrobes (3.89m x 2.62m To front of wardrobes)

Double glazed window to rear aspect, fitted wardrobes with sliding doors, radiator, picture rail, ceiling moulding and carpeted flooring.

Bedroom Three

6' 8" To front of wardrobes x 6' 11" (2.03m To front of wardrobes x 2.11m)

Double glazed window to front aspect, fitted wardrobes, radiator and laminate flooring.

Bathroom

Double glazed frosted window to side aspect, radiator, panelled bath with mixer taps and shower overhead, wash hand basin, storage cupboard and laminate flooring.

Toilet

Double glazed frosted window to side aspect, low level w/c and laminate flooring

Exterior

Front

Lawn area, borders, walled boundary and driveway.

Rear

Tiered garden comprising; decking area with stairs to lower level, under decking storage, storage shed, lawn, borders, patio area, stairs leading to lowest level with walled boundary and soft ground area.



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welcome to

Woodburn Boulevard

- Impressive Three Bedroom Semi-Detached
- Hall, Three Reception Rooms, Toilet & Breakfast Kitchen
- Three Bedrooms, Bathroom & Toilet
- No Chain...Motivated Vendor!!
- Tiered Rear Garden With Soft Play Area

Tenure: Freehold EPC Rating: Awaited

£190,000



Please note the marker reflects the postcode not the actual property

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*subject to terms and conditions

