



**Roxburgh Avenue, Birkenhead, CH42 6QD**

**welcome to**

**Roxburgh Avenue, Birkenhead**

To Infinity and Beyond.....

An amazing and unique property! You need to see it to believe it. A Tardis in its own right! This great home oozes charm and sophistication and has been much loved by the current owner. So what are you waiting for? Call us NOW to View!!



## Property Description

Spacious, Bright and ready to move straight in to.....

This mid terrace dream property is a remarkable example of modern yet traditional living. Tastefully decorated to a high standard. Nestled in close proximity to the park and is a credit to its current owner. On entering, you immediately start to grasp the quality that flows throughout this beautiful family home. A grand entrance hallway acts as the heart of the property and leads you through towards the immaculate spacious living room. A second reception room which is very versatile and can be used as a study, playroom, or sitting room which has an adjoining dining room.

A home that is enjoyed throughout the day, and ideal for entertaining friends and family. The kitchen is also of good size which looks over the rear yard, on the first floor you will find four good sized bedrooms, a family bathroom and a skylight on the landing which lets in an abundance of natural light. The perfect layout for a family. Externally the property has an enclosed front patio area, the rear yard is spacious and easily maintained, certainly a must see!!

Call the Prenton office today on 0151 608 2287 to arrange your very own viewing on this spectacular home!

### Entrance Porch

With single glazed window to front aspect and door.

### Entrance Hall

With single glazed door and window to front aspect, understairs cupboard and radiator.

### Lounge

13' x 14' 2" (3.96m x 4.32m)

With double glazed window to front aspect, television point, gas fire and radiator.

### Dining Room

9' 1" x 12' 6" (2.77m x 3.81m)

With double glazed door to rear aspect plus radiator.

### Sitting Room

10' 1" x 13' 4" (3.07m x 4.06m)

With double glazed patio doors to rear aspect plus radiator.

### Kitchen

10' x 9' 6" (3.05m x 2.90m)

With wall/base units and complimentary worktops, sink and drainer, cooker hood and electric oven, plumbing for washing machine and dishwasher and double glazed window to rear aspect.

### Landing

With sky light, loft access and radiator.

### Bedroom One

12' 1" x 11' 11" (3.68m x 3.63m)

With double glazed window to front aspect, television point and radiator.

### Bedroom Two

10' 2" x 13' 4" (3.10m x 4.06m)

With double glazed window to rear aspect, built in wardrobes and television point.

### Bedroom Three

9' 8" x 9' 5" (2.95m x 2.87m)

With double glazed window to rear aspect, boiler and radiator.

### Bedroom Four

9' 4" x 7' 3" (2.84m x 2.21m)

Window to front double glazed with radiator.

### Bathroom

With shower cubicle, wash hand basin and w/c plus double glazed window to rear aspect.

### Outside

#### Rear

Yard with rear access.



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welcome to

## Roxburgh Avenue, Birkenhead

- Four Bedroom Mid Terraced House
- Council Tax Band B
- Lounge
- Sitting Room
- Dining Room

Tenure: Freehold EPC Rating: E

offers over

**£180,000**



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.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN115385 - 0003

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