



Raffles Road, Birkenhead, CH42 0HJ

welcome to

Raffles Road, Birkenhead

This bay fronted beauty promises to be a bountiful investment as a buy to let, a new beginning for first time buyers or for a blessing for those looking for that extra bedroom!



Property Description

Opportunities abound in this popular residential area with great transport links, perfect for commuting to Liverpool.

On a sunny day people are milling and chatting in the surrounding residential streets, offering a distinctly neighbourhood feel to this road and making it easy to see why this is such a popular place to rent and to buy.

With two very good-sized double bedrooms and a third single bedroom this property can accommodate a variety of needs and configurations, as well as a variety of styles.

Downstairs we have the welcoming hallway, with plenty of storage space beneath the stairs. At the front of the property, we have the beautifully bright lounge crowned by that big bay window, which so easily transforms a room. There is also an electric fireplace with a mantle, perfect not only for when you want to draw the curtains and get cozy. but also, as inspiration for interior design, the mantel adding a convenient focal point for the room.

To the rear of the lounge, we have the combined kitchen and dining room, the two spheres half separated by a very generously sized work top. This room feels like the heart of the house, especially on a sunny day with people coming in and out through the patio doors into the enclosed yard, which has room for plenty of outdoor seating.

Absolutely worth a visit to get a feel for the road and the house, book a viewing with us today to find your first home or your next investment!

Entrance Hall

With frosted windows above and around front door, storage and built in cupboard under stairs, half carpeted stairs, electrics and radiator.

Lounge

14' 4" x 11' 5" (4.37m x 3.48m)
With double glazed front bay window, electric fireplace and covered radiator.



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

Dining Room

12' 7" Max x 10' 8" Max (3.84m Max x 3.25m Max)
With opening to kitchen, spotlight lighting, radiator and double-glazed rear patio doors.

Kitchen

9' 3" x 8' 3" (2.82m x 2.51m)
With wall and base units, sink and draining board, tiled splashback, fittings for washing machine, gas hob and electric oven and one double glazed rear window.

Landing

With carpet.

Bedroom One

12' 7" x 10' 7" (3.84m x 3.23m)
With a double-glazed window to rear aspect, radiator and carpeted.

Bedroom Two

14' 5" x 10' 8" Max (4.39m x 3.25m Max)
With double glazed front bay window, radiator and carpeted.

Bedroom Three

7' 9" x 5' 8" (2.36m x 1.73m)
With double glazed front window, radiator and carpeted.

Bathroom

With three-piece white suite including bath with overhead shower, modern silver radiator, half tiled walls and access to loft.

Outside Rear

Paved yard with back gate.



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welcome to

Raffles Road, Birkenhead

- Three Bedrooms
- Council Tax Band A
- Bay Fronted
- Popular Residential Area
- Two Separate Reception Rooms

Tenure: Freehold EPC Rating: D

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN115417 - 0002

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