



**Bedford Road, Rock Ferry, Birkenhead, CH42 1LT**

**welcome to**

**Bedford Road, Rock Ferry, Birkenhead**

Stylish with extra space? Yes please! This house is ideal for first time buyers who want to walk in ready to bask in the work already done for them!





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### Entrance Hall

With radiator, gas meter and understairs storage.

### Lounge Kitchen

27' 3" from bay x 12' 1" plus alcove ( 8.31m from bay x 3.68m plus alcove )

### Lounge Area

Double glazed bay window to the front and radiator. Wood burning stove set within inglenook fireplace with tiled base board.

### Kitchen Area

Fitted kitchen area comprising wall and base cupboards with corner carousel and inserts to doors, sink and drainer unit and complementary wooden work surfaces. Electric double oven and grill with electric hob and extractor fan above. Subway tiling, radiator and double-glazed window to the rear.

### Utility Room

9' 1" x 8' 4" ( 2.77m x 2.54m )  
Comprising sink, central heating boiler, radiator and double-glazed door to the side. Tiling to three walls and rear wall with timber panelling.

### First Floor Landing

With rope banister.

### Bedroom One

14' 7" plus 2 alcoves x 12' 8" from bay ( 4.45m plus 2 alcoves x 3.86m from bay )  
Double glazed bay window to the front and radiator. Wood laminate flooring and built-in cupboard.

### Bedroom Two

12' 7" max x 9' ( 3.84m max x 2.74m )  
Double glazed window to the rear, radiator and rear wall panelling.

### Bedroom Three

8' 8" max x 6' 1" max ( 2.64m max x 1.85m max )  
Double glazed window to the rear, radiator and panelling to half height.

### Shower Room

Three-piece shower room suite comprising spacious shower, wash hand basin and WC. Subway tiling to walls and vinyl flooring. Radiator, boiler and double-glazed window to the side.

### Loft Area

Accessed via reed loft ladder to insulated and boarded loft with light.

### Outside

Paved rear yard with outdoor tap.

### Summer House

12' 4" x 9' 1" ( 3.76m x 2.77m )  
Comprising with vaulted ceiling, window and glass panelled door. Carpeted. Electrics with 6 sockets and Internet connection.

### Property Description

This three-bedroom house is located at the end of Bedford Road in a quiet residential pocket less than a five-minute walk from the Wirral Circular Trail.

Ideal for anyone who does not have the time to decorate themselves this incredibly stylish property has been renovated to a high standard with thoughtful decorative touches throughout, from the rope banister to the panelling in the bedroom, not to mention the log burning stove in the lounge.

The well-equipped kitchen and bay-fronted lounge have been knocked through to create an ideal space for entertaining and there is a huge utility room to the rear of the property, perfect to keep clutter out of the way.

As if this wasn't enough, outside you'll find a fully equipped summer house with electricity and internet already installed. The current owners have found endless uses for this fabulous addition to the property so whether you are looking for extra storage or a private retreat you are in luck!

Upstairs we have two double bedrooms and a third currently being used as a home office. The master bedroom benefits from the big bay window, which always adds character to a room; the family shower room is modern and spacious. The whole upstairs is light and well proportioned, with the same attention to detail found below.



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## Bedford Road, Rock Ferry Birkenhead

- Mid Terrace House
- Council Tax Band - A
- Three Bedrooms
- Open Plan Kitchen and Lounge
- Renovated to a High Standard

Tenure: Freehold EPC Rating: D

# £120,000



Please note the marker reflects the postcode not the actual property

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