



**Whetstone Lane, Birkenhead, CH41 2TE**

**welcome to**

**Whetstone Lane, Birkenhead**

An ideal family home, for you or as an investment, this three-bedroom mid terrace house might be everything you are looking for!



## Property Description

Close to schools and transport links this three-bedroom house feels immediately so warm and inviting.

On your right as you come in, you'll find two generous reception rooms, which could be knocked through into one or kept as is for those who prefer multiple retreats in a busy household! The front lounge, with its triple glazed front window, is especially peaceful, while the dining room has a distinct ambience.

Beyond the reception rooms we have the kitchen occupying the rear of the house. Bright and well laid out this is the kind of kitchen in which you'd happily hum as you washed the dishes looking out into the yard. Reached by a side door from the kitchen a short path takes you down to this sizeable, gravelled courtyard, currently filled with plant pots and trellises with a trellis arch over the back gate.

Back inside and upstairs we find not a constricted landing but one with various offshoots making the upper floor feel so much more spacious and distinctive. The sense of space continues in the bedrooms, which benefits from beautiful high ceilings, and the modern family bathroom is again generously sized and so bright, with both a huge corner shower and bath.

This property is truly a treasure so book a viewing today to fully appreciate how very much it has to offer!

### Lounge

13' 4" x 10' 9" ( 4.06m x 3.28m )  
Double glazed window and radiator.

### Dining Room

14' x 12' 1" ( 4.27m x 3.68m )  
Double glazed window, radiator and access to rear kitchen.



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](http://www.focalagent.com)

### Kitchen

13' 3" x 7' 8" ( 4.04m x 2.34m )  
Double glazed window, and UPVC door to yard. Wall and base units, sink and drainer, plumbing for washing machine, gas hob and electric cooker.

### Bedroom One

12' 7" x 8' 3" ( 3.84m x 2.51m )  
Double glazed window, radiator and carpets.

### Bedroom Two

12' 1" x 9' 1" ( 3.68m x 2.77m )  
Double glazed window, radiator and carpets.

### Bedroom Three

10' 4" x 5' 2" ( 3.15m x 1.57m )  
Double glazed window, radiator and carpets.

### Bathroom

Four-piece suite including shower cubicle, corner bath, WC and wash hand basin. Double glazed window and half tiled walls.



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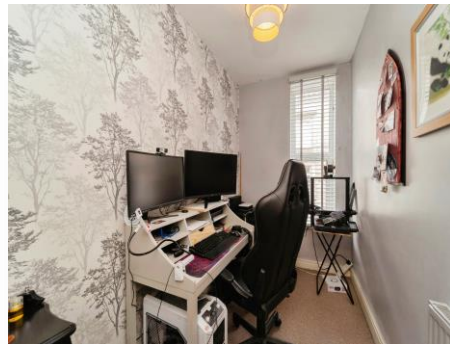
## Whetstone Lane, Birkenhead

- Mid Terrace House
- Council Tax Band - A
- Three Bedrooms
- Two Reception Rooms
- Courtyard

Tenure: Freehold EPC Rating: D

offers in the region of

**£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN115474 - 0003

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