



**Willmer Road, Birkenhead, CH42 0JE**

**welcome to**

**Willmer Road, Birkenhead**

This beautifully finished three double bedroom house needs no work and is perfectly positioned for commuting to Liverpool or beyond!





## Property Description

Three generous double bedrooms, a beautiful modern kitchen with a farmhouse feel, new floors and new ceiling's, replastered and redecorated, repainted and repointed and even high spec boiler thrown in - this house delivers on every front!

Enter the pristine porch and come through into the welcoming hall; to your right is the front lounge with its deep bay window and beyond is the dining room, both finished to an incredibly high standard giving such a satisfying sense of clean lines and meticulous care.

To the rear of the property is the spacious kitchen with its warm wood countertops lit by brand new window occupying most of the back wall. In the soft close drawers, you'll find a multitude of hidden details from carousels to compartments, and through the back door a neat yard with access to the shared alley behind, for which all residents are given keys to the security gates.

Back inside and up the stairs in the hall we have the double bedrooms all gratifyingly spacious and, de rigour, beautifully finished. To whomsoever goes the smallest don't despair, as you'll have a fabulous internet connection already hardwired into the room!

Finally, in the family bathroom, we have the bath with a shower head fed by that aforementioned high spec boiler, providing excellent water pressure - a must on manys list!

This house is truly a rare treasure, you don't want to be the buyer who missed out so book a viewing today before it is too late!

### Lounge

14' 1" x 11' 7" ( 4.29m x 3.53m )

Double glazed bay window to the front, electric fireplace with mantle over, and laminate flooring.

### Dining Room

15' 6" x 11' 2" ( 4.72m x 3.40m )

Double glazed window to the rear, radiator and mantelpiece.

### Kitchen

16' 6" x 9' 8" ( 5.03m x 2.95m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Cupboard housing the central heating boiler. Electric oven with ceramic hob and washing machine. Two double glazed windows and UPVC door to the rear.

### First Floor Landing

With carpet.

### Bedroom One

15' 5" x 12' 1" ( 4.70m x 3.68m )

Double glazed window with curtains and net curtains. Radiator, fitted wardrobes and carpet.

### Bedroom Two

11' 1" x 10' 4" ( 3.38m x 3.15m )

Double glazed window and radiator. Bedroom furniture and carpet.

### Bedroom Three

11' 4" x 9' 8" ( 3.45m x 2.95m )

Double glazed window, radiator and carpet.

### Bathroom

Three piece suite with shower over bath, w/c, wash hand basin, and double glazed window.

### Loft Space

Partially boarded and insulated loft.

### Outside

Gated access to alleyway.



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



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## Willmer Road, Birkenhead

- Mid Terrace House
- Council Tax Band: A
- Three Double Bedrooms
- Two Beautifully Finished Reception Rooms
- Farmhouse Feel Spacious Kitchen

Tenure: Freehold EPC Rating: D

# £130,000



Please note the marker reflects the postcode not the actual property

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