



**Alpha Drive, Birkenhead, CH42 1PH**



**welcome to**

**Alpha Drive, Birkenhead**

We walked around this Victorian semi-detached house utterly enchanted, and cannot wait to show you around it, too: If character is at the top of your list come and view so that we can gush over it with you!



## Property Description

Character is a word that sometimes gets thrown around too freely when describing properties, but this five bedroom semi-detached house truly offers all that one could hope for upon hearing the term, while at the same time demanding no concessions to comfort: where one might make do with small rooms and awkward corners for the sake of a property that evokes a sense of history, in this case character manifests itself in high ceilings and exhilarating proportions. These qualities are evident especially in the two magnificent reception rooms and the four double bedrooms upstairs, all of which offer endless opportunities for decorative flourishes, as witnessed by the distinctive décor of the two reception rooms in particular: whether you like clashing prints or harmonious details these rooms lend themselves willingly to anyone who wants more than a plain painted wall. But it is not only the decorative flourishes, but there are also practical ones, too, such as where the hallway ends in a T behind the lovely farmhouse style kitchen, which is bisected by that gloriously distinctive arch: the T shape creates an alcove that can be used as a utility area, and behind this there is a very convenient WC. From this hallway we have a rear door to the paved, split-level garden surrounded by flower beds that currently house a rose garden! All this and so much more awaits so do not hesitate, book a viewing today!

### Hallway

Porch in hallway

### Lounge

19' 5" max x 10' 6" +recess ( 5.92m max x 3.20m +recess )  
Double glazed bay window to front, original marble mantelpiece with fitted electric fire. Radiator and wood flooring.

### Living Room

14' 7" x 11' 4" max ( 4.45m x 3.45m max )  
Two double glazed windows to front, electric feature fireplace, picture rail, wood flooring and brick arch to dining room.

### Dining Room

12' 2" x 10' 2" ( 3.71m x 3.10m )  
Double glazed sliding doors to rear garden. radiator and wood flooring.

### Utility Room

8' 3" x 4' 7" ( 2.51m x 1.40m )  
Double glazed frosted window, radiator, wash hand basin and w/c, plumbing for washing machine and drying machine.

### Kitchen

11' 2" x 10' 2" ( 3.40m x 3.10m )  
Two double glazed windows, wall and base units with sink and drainer, Built in fridge freezer with attached pantry. Breakfast bar, gas hob and electric oven.

### Landing

Split level stairs. Wood flooring, picture and dado rails. Loft access.

### Bedroom One

16' 7" max x 11' 2" max ( 5.05m max x 3.40m max )  
Double glazed window, radiator and picture rail.

### Bedroom Two

14' 7" x 10' 3" +recess ( 4.45m x 3.12m +recess )  
Two double glazed windows, radiator, and picture rails.

### Bedroom Three

12' 4" x 10' 2" +recess ( 3.76m x 3.10m +recess )  
Double glazed window, radiator, laminate, picture rail.

### Bedroom Four

12' 8" max x 11' 9" ( 3.86m max x 3.58m )  
Double glazed window, radiator and picture rail.

### Bedroom Five

10' 9" x 6' 2" ( 3.28m x 1.88m )  
Double glazed window, radiator and picture rail.

### Shower Room

Shower cubicle, wash hand basin, radiator, double glazed frosted window, fully tiled. Separate room adjacent with toilet.

### Rear Garden

Paved throughout, flower borders, side alley access to front and two brick built sheds.



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welcome to

## Alpha Drive, Birkenhead

- Unique Semi-Detached House
- Council Tax Band - C
- Four Double Bedrooms and One Charming Single Bedroom
- Three Striking Reception Rooms
- Distinctively Attractive Kitchen

Tenure: Freehold EPC Rating: D



offers in the region of

**£240,000**

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



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