



**Kirkland Avenue, Tranmere, Birkenhead, CH42 6QF**

**welcome to**

**Kirkland Avenue, Tranmere, Birkenhead**

If your house hunting watchwords are space and character and you cannot wait to get started on the decorating then get ready to call your partner or your mum or whoever you call when you are excited: you might (already or finally!) have found the perfect house for you!



## Property Description

As estate agents we see a lot of before and after photos of properties that have been revamped or renovated completely but this four-bedroom semi-detached house is one of those that we really can't wait to see when it has been redecorated by its new owners. Not, however, because it needs a lot of work, but rather because a little will, we think, make a huge difference. There is just so much to work with in this bay-fronted Victorian house: it is so easy to imagine it as a beloved family home, elegant and comfortable in equal parts. Being, as well, in a very popular residential area close to local schools and amenities and benefitting from great transport links, this four-bedroom semi-detached house is one to get excited about. While it could benefit from some modernisation it is, moreover, ready to move into needing no immediate work, so that you can take your time getting to know the house to decide how to make the best of all the space, especially in that surprisingly generous kitchen. The reception rooms, too, have a fantastic layout, separated by a stylish archway and featuring many of the details that are so popular in modern décor trends, such as picture rails and moulding, making these particularly exciting rooms to decorate. Then we have the three spacious double bedrooms and the single, ideal for an office. There is so much to see, and we would love to show you, book a viewing today!

### Entrance Hall

With understairs cupboard and radiator.

### Lounge

11' 8" plus bay x 11' 8" max (3.56m plus bay x 3.56m max)  
Double glazed bay window to the front and radiator.  
Picture rail and moulded ceiling rose with fan.  
Archway into dining room.

### Dining Room

11' 6" x 11' 2" (3.51m x 3.40m)  
Double glazed window to the rear, radiator, and picture rail.

### Kitchen

15' 3" x 11' 5" (4.65m x 3.48m)  
Fitted kitchen comprising wall and base cupboards, sink and draining board, and work surfaces. Built in cupboard and dado rail. Space and plumbing for a washing machine, dryer, and dish washer. Double glazed window to the side and door giving access to the rear with awning above.

### First Floor Landing

Built-in cupboards and central heating boiler.

### Bedroom One

13' 8" from bay x 9' 7" (4.17m from bay x 2.92m)  
Bay window to the front and built-in wardrobes

### Bedroom Two

11' 6" x 11' 6" (3.51m x 3.51m)  
Double glazed window to the rear and built-in wardrobes

### Bedroom Three

10' 5" x 9' 8" (3.17m x 2.95m)

### Bedroom Four

8' 5" x 4' 8" (2.57m x 1.42m)

### Shower Room

Three-piece shower room suite and window to the side.

### Rear Garden

Paved rear garden with garden shed and Astro turf area.



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## Kirkland Avenue, Tranmere Birkenhead

- Beautifully proportioned semi-detached house
- Council Tax Band: B
- Three double bedrooms and one single
- Spacious kitchen and open plan living area
- Paved rear yard

Tenure: Freehold EPC Rating: E



£175,000

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.focusagent.com



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Property Ref:  
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