



**Clifton Road, Birkenhead, CH41 2SF**



**welcome to**

## **Clifton Road, Birkenhead**

This incredible five-bedroom semi-detached house will meet everything on your family's wish-list. As well as the beautiful open plan lounge, spacious kitchen & useful utility room, this property has both a converted loft & basement, providing unique extra living spaces. Book a viewing today!



## Property Description

Versatility is coupled with character in this truly incredible five-bedroom semi-detached house, which could be adapted to tick the most far-fetched boxes on your family's wish-list.

As well as beautiful open plan living space complete with a feature fireplace and exposed beams; a spacious kitchen with those attractive green cabinets and a very useful utility room attached; five equally elegant and generous double bedrooms and a light modern bathroom, it has both a converted loft and converted basement providing unique extra living space, or the potential for at least two more bedrooms if you are considering converting to an HMO!

With an enormous garage (with its own pit!) as well as permit parking and the option of turning part of the garden into a driveway this house really has so much scope to suit your needs, as well as benefitting from excellent transport links and local amenities and occupying a beautiful residential street of distinctive properties. Book a viewing today or risk missing out on the house you least expected to go to the top of your list!

### Entrance Porch

With door to the front.

### Entrance Hall

With door to the front, radiator and carpet. Staircases to lower ground floor and the first floor.

### Ground Floor

With access to the following rooms.

### Lounge/Diner

12' 5" x 25' 2" ( 3.78m x 7.67m )

Double glazed windows to the front and side. Radiator and feature wood/coal fireplace. Television connection point.

### Sitting Room

12' 5" x 19' 4" ( 3.78m x 5.89m )

Double glazed bay window to the front and gas fireplace.



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/ Utility Room

12' 4" x 16' 5" ( 3.76m x 5.00m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit with mixer tap and complementary work surfaces. Electric double oven and gas hob with cooker-hood. Plumbing for a washing machine. Double glazed windows to the side and rear, and double-glazed door to the side.

### Ground Floor Shower Room

Comprising shower cubicle, wash hand basin and WC.

### Lower Ground Floor

Hallway giving access to the following rooms.

### Living Room

11' 2" x 16' 8" ( 3.40m x 5.08m )

Open plan living room with wall and base cupboards, sink and drainer unit and complementary work surfaces. Double glazed window to the side.

### Bedroom Three/ Study

11' 5" x 14' 7" ( 3.48m x 4.45m )

With internal window.

### Garage Workshop

35' 4" x 17' 9" ( 10.77m x 5.41m )

with internal window.

### First Floor Landing

Split level first floor landing.

### Bedroom One

12' 9" x 18' 9" ( 3.89m x 5.71m )

Double glazed bay window to the front.

### Bedroom Two

12' 7" x 16' 4" ( 3.84m x 4.98m )

Double glazed window to the front.

### Bedroom Four

12' 7" x 10' 4" ( 3.84m x 3.15m )

With built-in wardrobes.

### Bedroom Five

11' 9" x 10' 1" ( 3.58m x 3.07m )

Double glazed window to the side.

### Outside

With yard to rear



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## Clifton Road, Birkenhead

- Five Double Bedroom
- Semi-Detached House
- Converted Basement & Loft
- Garage/Workshop with Pit
- Council Tax Band: C

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

**£280,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PTN114892 - 0005

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