



**Mallory Road, Birkenhead, CH42 6QR**



**welcome to**

## **Mallory Road, Birkenhead**

You have got to go down a lot of wrong roads till you find the right one, and once you find yourself in this one you will know that this road is the right one! If you are looking for something fabulous! - Here it is! Call us today to view. Don't make yourself wonder 'what if'.



## Property Description

What a rare find!! Like a diamond in the rough... This is a deceptively spacious three-bedroom semi-detached house in a highly sought after location, a stone's throw from fantastic local amenities, transport links and schools. The property further boasts gas central heating, double glazing throughout, and off-road parking. In brief the property comprises: entrance hall, spacious lounge, a kitchen, dining room and a good-sized conservatory. on the first floor there are three well-proportioned bedrooms, and a bathroom.

Externally, to the front of the property there is a driveway providing off road parking, To the rear of the property there is a private rear garden. Early viewing is highly advised to avoid disappointment. Call our Prenton office today to view.

### Entrance Porch

Double glazed front door with tiled flooring.

### Entrance Hall

With double glazed front door, under stairs cupboard, radiator and wall lights.

### Lounge

10' 11" x 13' 10" ( 3.33m x 4.22m )

With double glazed window to front aspect, television point, gas fire and wall lights.

### Dining Room

10' 9" x 10' 5" ( 3.28m x 3.17m )

With double glazed patio doors to rear and radiator.

### Kitchen

9' 5" x 8' ( 2.87m x 2.44m )

With wall and base units with complimentary workshops, sink and drainer, cooker hood, and gas oven. Also features plumbing for washing machine, tiled flooring, radiator and double-glazed windows to side and rear aspect and a double-glazed door to side aspect.



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)

### Landing

With double glazed window to side aspect and loft access.

### Bedroom One

9' x 11' ( 2.74m x 3.35m )

With double glazed window to front aspect, built in wardrobes, television point and radiator.

### Bedroom Two

9' 3" x 10' 3" ( 2.82m x 3.12m )

With double glazed window to rear aspect, built in wardrobes and radiator.

### Bedroom Three

8' 2" x 8' ( 2.49m x 2.44m )

With double glazed window to front aspect, fitted wardrobes and radiator.

### Bathroom

With shower cubicle, wash hand basin vanity and WC. Also, a radiator, extractor fan and double-glazed window to rear aspect.

### Rear Garden

Two sheds both with electricity, upper tier lawn with path borders plus side access.



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## Mallory Road, Birkenhead

- Council Tax Band B
- Three Bedroom Semi Detached House
- Lounge
- Dining Room
- Conservatory

Tenure: Freehold EPC Rating: D

**£185,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN115798 - 0004

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