



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



**welcome to**

**Willmer Road, Birkenhead**

A fabulous four-bedroom family home in need of no work this incredibly spacious terraced house is absolutely gorgeous and has plenty of extras - call the office today to find out more!



## Property Description

As many of you may have found to your cost not every house listed as four bedrooms, can actually house a family needing all four, but thankfully in this beautifully appointed house on Willmer Road we have a true four bed with a built-in blueprint as to how to maximise the space in the two smaller rooms as the current vendor has them set up perfectly. Not only that but there is also an incredibly spacious loft that is just begging to be converted if you wanted further space: this could potentially be a master suite as the family bathroom is just below where an ensuite would go, and even with all this you would still have space under the eaves for storage!

If you are not looking for a project, however, you need not worry, as aside from the potential loft conversion the house needs no work and is immaculate throughout. The living space is especially attractive comprising a spacious bay-fronted lounge and a gorgeous kitchen-diner ideal for entertaining. The kitchen also comes with a very useful utility area from which you can access the spacious rear yard, which again could be made into a great space for entertaining or relaxing. The property also comes with an outside WC and brick outbuilding fitted for storage.

Moreover, the location is ideal for those who commute into Liverpool and beyond, as it has fabulous transport links, as well as access to plenty of local amenities. In short, this a rare find in a popular area so don't miss your chance, book a viewing today!

### Entrance Hall

Understairs cupboard and additional alcove; radiator and electric box

### Lounge

14' 8" From Bay x 13' 4" ( 4.47m From Bay x 4.06m )  
To the front of the room a double-glazed bay window; one charcoal radiator.

### Dining Room

13' x 10' ( 3.96m x 3.05m )  
One rear double-glazed window and one radiator.



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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

9' 9" x 9' 2" ( 2.97m x 2.79m )  
To the rear, one double-glazed window, a gas hob, electric oven, wall and base units and one radiator.

### Utility Room

7' 1" x 5' 1" ( 2.16m x 1.55m )  
UPVC side door to the spacious rear yard and brick outbuildings; base units, sink and draining board and one double glazed side window.

### Landing

Carpeted, loft hatch.

### Bedroom One

14' 7" From Bay x 12' 2" ( 4.45m From Bay x 3.71m )  
Carpeted with one double-glazed bay window to the front and one radiator.

### Bedroom Two

13' 1" x 10' 1" ( 3.99m x 3.07m )  
One double-glazed bay window to the rear and one radiator.

### Bedroom Three

7' 9" x 7' 2" ( 2.36m x 2.18m )  
Carpeted with one double-glazed window to the front and one vertical radiator.

### Bedroom Four

9' 8" Max x 6' 4" ( 2.95m Max x 1.93m )  
Carpeted with one double-glazed window to the rear and one radiator.

### Bathroom

Three-piece suite comprising a bath with shower head, freestanding sink with mixer taps and a WC. The room is lit by spotlights, and a double-glazed frosted window to the rear.

### Loft

18' 1" x 12' 3" ( 5.51m x 3.73m )  
There is a ladder, light and the loft is boarded with standing room in the centre and additional space under the eaves,

### Brick Outbuilding

7' x 6' ( 2.13m x 1.83m )  
Light and shelves.

### Outside W.C.

WC. and freestanding sink with separate taps.

welcome to

## Willmer Road, Birkenhead

- Beautiful, Spacious Terraced House
- Council Tax Band A
- Four Good-Sized Bedrooms
- Extremely Attractive Living Space
- Stylish Kitchen Diner with Utility

Tenure: Freehold EPC Rating: C

**£145,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN115756 - 0003

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jones & chapman



**0151 608 2287**



[Prenton@jonesandchapman.co.uk](mailto:Prenton@jonesandchapman.co.uk)



349 Woodchurch Road, Prenton, PRENTON,  
Merseyside, CH42 8PE



**[jonesandchapman.co.uk](https://jonesandchapman.co.uk)**