



Egerton Park, Birkenhead, CH42 4RB

welcome to

Egerton Park, Birkenhead

Be the Envy of all your friends! An outstanding home for many reasons: An impressive handsome home, both traditional yet modern, including a spectacular must be seen to believe garden. This show stopping home is just what you are looking for, so stop that search!



Property Description

This home is ready for a new family to start making new memories. Situated off the highly sought after Egerton Park, is this fantastic three-bedroom family home with plenty of space inside and out.

This attractive property is hidden behind a fantastic sized driveway. Once through the front door is the lovely entrance hallway which leads off to the front facing kitchen which has space to dine, there is a lounge / family room, and snug area which completes this floor and has access to the utility room. Upstairs there are two double bedrooms and a single. There is also a good-sized family bathroom. Outside there are lawns for as far as the eye can see, patio and well stocked gardens. The sunny patio captures the sun making it ideal for al fresco dining in the summer. There is a driveway leading to the property which provides off street parking for several vehicles. To arrange a viewing on this great home which is in a fantastic location for local schools, transport links and amenities please call our Prenton office.

Entrance Hall

Double-glazed door to the front with single-glazed window to the side. Radiator and cupboard.

Lounge

10' 4" x 14' (3.15m x 4.27m)

With gas fireplace and television connection point.

Second Reception Room

6' 3" x 16' 1" (1.91m x 4.90m)

Double-glazed door to the side with double-glazed patio doors to the rear.

Kitchen

13' 8" x 13' 2" (4.17m x 4.01m)

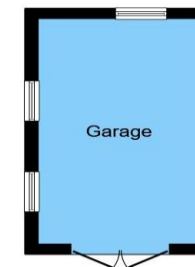
Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Gas cooker with cooker-hood above. plumbing for a washing machine. Radiator and television connection point. Double-glazed window to the front.



Ground Floor



First Floor



Garage

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

Utility Room

5' 9" x 10' (1.75m x 3.05m)

With work surfaces, plumbing for a washing machine, radiator, and double-glazed window to the rear.

First Floor Landing

Double-glazed window to the side and over stairs cupboard.

Bedroom One

10' 6" x 14' 7" (3.20m x 4.45m)

Double-glazed window to the front, radiator, and built-in wardrobes.

Bedroom Two

9' 2" x 13' 2" (2.79m x 4.01m)

Double-glazed window to the rear, radiator, and built-in wardrobes.

Bedroom Three

7' 5" x 5' 11" (2.26m x 1.80m)

Double-glazed window to the front and radiator.

Bathroom

Three-piece bathroom suite comprising bath with mixer taps and shower over, wash hand basin and WC. Radiator and access to the loft.

Outside

With front and rear gardens.

Front Garden

The front garden with driveway, lawn and trees.

Rear Garden

The rear garden with patio and brick-built garden shed. Lawn, trees, mature garden borders and land to the side.



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welcome to

Egerton Park, Birkenhead

- Council Tax Band: B
- Fabulous Semi-Detached Family House
- 2 Reception Rooms
- 3 Bedrooms
- Off Street Parking For Several Cars

Tenure: Freehold EPC Rating: D

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN115920 - 0003

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