



Park Road East, Birkenhead, CH41 4BB

welcome to

Park Road East, Birkenhead

This is a distinguished townhouse for those of discerning taste; a beacon of timeless elegance filled with enduring modern luxuries; a prepossessing property of remarkable proportions with an exemplary emphasis on quality.



Property Description

The current owners knew what they were doing and their attention to detail is evident everywhere, from the specially laid solid wood floors downstairs and that utterly gorgeous parquet flooring upstairs to the double-glazed Georgian sash windows that at the time of installation represented brand new technology developed to preserve the integrity of these precious historic buildings. The kitchen, though, is where they really outdid themselves: anything but ordinary this bespoke kitchen has been specially crafted to maximise enjoyment and style with unparalleled quality in every carefully selected feature. Aside from that gorgeous, exposed brick surround with the wooden lintel and the French doors opening out into that really yard we have special features like heat vents under the counters to give you a blast of heat when your tootsies get cold on that fabulous floor, as gorgeous as it is durable. With two elegant and inviting reception rooms, four spacious double bedrooms, a gorgeous family bathroom, and the potential to create an incredible master suite in the attic bedroom this house would be perfect for those that like to entertain and then retreat to their own blissfully refined space. With plenty of on street parking and uninterrupted views onto Birkenhead Park - currently undergoing £1.5 million improvements to boost its bid for UNESCO status - this superior house is not to be missed - book a viewing today!

Ground Floor

Entrance Hall

One radiator; dado rail and picture rail; under stair storage; engineered oak double wood floor.

Living Room

15' 2" From Bay x 12' 8" max (4.62m From Bay x 3.86m max)

Engineered oak double floor and double-glazed bay window with front aspect overlooking Birkenhead Park. Electric fireplace and extended chimney breast.

Dining Room

13' 9" x 12' 8" (4.19m x 3.86m)

Engineered oak double floor, one radiator and one double-glazed Georgian sash window.

Kitchen

18' 5" x 12' 4" (5.61m x 3.76m)

Bar area with exposed brick surround and wooden lintel with integrated spotlights; kitchen island with integrated under counter cupboards and integrated microwave; quartz countertops; wall and base units with spotlights in the cupboards; under-counter heaters; cathedral limestone floor; French windows to the rear giving access to the yard; lights on separate switches; integrated bins; boiler in the cupboard; under counter heaters.

First Floor

Bedroom One

16' 7" max x 15' max (5.05m max x 4.57m max)

Two front facing, double-glazed windows with views of the park; built in wardrobes and one radiator.

Bedroom Three

13' 8" max x 13' 1" max (4.17m max x 3.99m max)

One double-glazed Georgian sash window to the rear and one radiator.

Bedroom Four

12' 4" max x 9' 6" max (3.76m max x 2.90m max)

Herringbone parquet flooring, double-glazed window with rear aspect and one radiator.

Bathroom

Clawfoot bathtub with Victorian style taps and a corner shower cubicle with electric shower; heated towel rail; marble tiles on the wall and volcanic tile floor. One double glazed window with side aspect.

Second Floor

Bedroom Two

17' 9" max x 17' 7" max (5.41m max x 5.36m max)

One double-glazed sky light and two double glazed windows to the front and a walk-in wardrobe.

Attic Room

12' max x 11' 6" max (3.66m max x 3.51m max)

Two double-glazed skylights with rear 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



view this property online jonesandchapman.co.uk/Property/PTN114974



welcome to

Park Road East, Birkenhead

- Immaculate Three Storey Townhouse
- Council Tax Band - B
- Four Double Bedrooms
- High Spec Modern Feature Kitchen
- Engineered Oak Flooring

Tenure: Freehold EPC Rating: D

offers over

£275,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN114974



Property Ref:
PTN114974 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


jones & chapman



0151 608 2287



Prenton@jonesandchapman.co.uk



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



jonesandchapman.co.uk