



Charlcombe Street, Birkenhead, CH42 0HY

welcome to

Charlcombe Street, Birkenhead

If, like a teenage boy afraid of commitment you 'just need some space!' then we have the house for you! Four bedrooms, three reception rooms and scope to extend, anyone who has been looking for a while will know this is a very rare find so don't miss out, book a viewing today!



Property Description

Located in a highly sought-after residential location this fabulous four-bedroom house has plenty of space already as well as the option to extend, with planning permission for a shower room to the rear and the option to add another storey above the dining room. Speaking of which, this extra dining room to the rear of the kitchen is in addition to the two reception rooms at the front of the property making this attractive terraced house ideal for a large family who prefer to occasionally be able to close the door on one another! The house does need some work so would be perfect for someone looking for an opportunity to add value, especially being in such a popular area with excellent transport links, ideal for those who commute into Liverpool and beyond. With so much space and so much potential this house is sure to be snapped up soon to if you don't want to miss out call today to view!

Lounge

14' 7" from bay x 13' 2" max (4.45m from bay x 4.01m max)

Double-glazed bay window to the front, radiator, and gas fireplace. Picture rail and double doors to dining room.

Dining Room

11' 2" x 11' 2" (3.40m x 3.40m)

Double-glazed window to the rear and electric radiator.

Dining Area

9' 4" x 7' 7" (2.84m x 2.31m)

Double-glazed window to the side and radiator.

Kitchen

12' 4" x 8' 2" (3.76m x 2.49m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and gas hob. Two double-glazed windows to the side.



Ground Floor



First Floor

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

First Floor Landing

With skylight and loft hatch.

Bedroom One

11' 6" x 11' 2" (3.51m x 3.40m)

Double-glazed window to the rear and radiator.

Bedroom Two

12' x 9' 9" (3.66m x 2.97m)

Double-glazed window to the front and radiator.

Bedroom Three

8' 6" x 6' 7" (2.59m x 2.01m)

Double-glazed window to the front and radiator.

Bedroom Four

8' 7" max x 7' 4" max (2.62m max x 2.24m max)

Double-glazed window and radiator.

Bathroom

Comprising shower, wash hand basin and WC. Double-glazed window to the side.



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welcome to

Charlcombe Street, Birkenhead

- Attractive Terraced House
- Council Tax Band: A
- Four Bedrooms
- Three Reception Rooms
- Planning permission for rear extension

Tenure: Freehold EPC Rating: D

offers in the region of

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN115781 - 0003

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