



Haddon Road, Birkenhead, CH42 1NZ

welcome to

Haddon Road, Birkenhead

A Tardis in its own right! An outstanding home for many reasons: An impressive handsome home, both traditional yet modern, making dreams a reality. This show stopping home is just what you are looking for, so stop that search.....and book a viewing today!!



Property Description

Spacious, Bright, and ready to move straight in to..... This semi-detached property is a remarkable example of modern and traditional living and is a credit to its current owner. On entering, you immediately start to grasp the quality that flows throughout this beautiful family home. A grand entrance hallway acts as the heart of the property and leads you through towards the immaculate residence, there are three spacious reception rooms, versatile to suit your needs, the current owners are using them currently as two living rooms and a dining room. The Kitchen is also a great size and perfect for a growing family.

A home that is enjoyed throughout the day, and ideal for entertaining friends and family. The rear of the house has doors out onto the garden, which is simply just ideal for low maintenance!

On the first floor you will find four good sized bedrooms, an en-suite and a wet room completing this floor. The perfect layout for a family.

Call the Prenton office today to arrange your very own viewing on this spectacular home!

Entrance Porch

Composite double glazed front door, gas meter and electric meter.

Entrance Hall

Single glazed front door, single glazed window to front and radiator.

Lounge

12' 7" x 16' 8" (3.84m x 5.08m)

Double glazed bay window to front, television connection point, radiator and gas fire.

Lounge Room Two

12' 7" x 13' 6" (3.84m x 4.11m)

Double glazed window to front, television connection point, radiator and fireplace (not in use).

Dining Room

12' 6" x 12' 5" (3.81m x 3.78m)

Double glazed window to rear and radiator.



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

Kitchen

10' 8" x 11' 6" (3.25m x 3.51m)

Comprising sink, drainer gas oven and induction hob. Fridge/freezer, dishwasher and washing machine. Radiator, boiler, pull out pantry and double-glazed window to rear.

Landing

Double glazed window to rear and Loft access.

Bedroom One

14' x 11' 8" (4.27m x 3.56m)

Two double glazed windows to front and radiator.

En Suite

Tiled Bathroom comprising WC, wash hand basin and bath. Radiator and double-glazed window to side.

Bedroom Two

12' 6" x 13' (3.81m x 3.96m)

Two double glazed windows to front and radiator.

Bedroom Three

12' 9" x 12' 4" (3.89m x 3.76m)

Double glazed window to rear and radiator.

Bedroom Four

8' 5" x 6' 2" (2.57m x 1.88m)

Double glazed window to front and radiator.

Wet Room

Tiled wet room with walk in/walk out shower, WC, wash hand basin, radiator and two double glazed windows to rear.

Outside

Rear Garden

Flagging, shed, patio and stones.



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welcome to

Haddon Road, Birkenhead

- Council Tax Band: A
- Four Bedroom Semi Detached House
- Three Reception Rooms
- Kitchen
- Wet Room

Tenure: Freehold EPC Rating: D

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116014 - 0002

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