



**Mallory Road, Birkenhead, CH42 6QP**

**welcome to**

**Mallory Road, Birkenhead**

Spacious house, spacious garden, great location, off-street parking - need I say more? Get your butt down here for a viewing to see this ready-to-move-in refurbished house being sold with no onward chain!





## Property Description

If you, like many, are not in the mood to do the boring work and prefer to be able to focus on the finer details - the fun parts you can see rather than the bits that eat up your money but that no one gets to see - then this recently refurbished semi-detached house could be right up your street!

And speaking of streets, Mallory Road is definitely one of the good ones, a quiet residential street of attractive semi-detached houses perfectly situated for schools and transport links as well as being close to a host of local amenities.

It is no wonder, then, that houses here sell fast, and this three-bedroom property is sure to be no exception with two generous reception rooms, three good-sized bedrooms and a modern kitchen as well as a downstairs WC - one of those convenient features that are annoyingly hard to come by!

The garden, as well, has huge potential to be a beautiful space for the summer, so if you are hoping to be in by the end of what is proving to be a scorcher of one then let's get you booked in for a viewing, baby! Call the office to book a viewing today!

### Entrance Hall

With front door and radiator.

### Cloakroom

With WC, wash hand basin and double-glazed window to front aspect.

### Lounge

13' 2" x 13' 10" ( 4.01m x 4.22m )

With double glazed window to front aspect and radiator.

### Dining Room

10' 10" x 10' 4" ( 3.30m x 3.15m )

With double glazed patio doors to rear and a 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](http://www.focalagent.com)

### Kitchen

7' 4" x 9' 11" ( 2.24m x 3.02m )

With wall and base units with complimentary worktops, sink and drainer and gas hob with electric oven. Also featuring an integral dishwasher, boiler, and double-glazed window to front aspect.

### Landing

With loft access and double-glazed window to side aspect.

### Bedroom One

13' 4" x 11' 10" ( 4.06m x 3.61m )

With double-glazed window to front aspect.

### Bedroom Two

10' 3" x 11' 11" ( 3.12m x 3.63m )

With double-glazed window to front aspect.

### Bedroom Three

8' 2" x 8' 2" ( 2.49m x 2.49m )

With double-glazed window to front aspect and radiator.

### Bathroom

With bath, shower, and wash hand basin. Plus, an extractor fan, radiator, and double-glazed window to rear aspect.

Separate WC.

### Outside

### Rear Garden

With lawn and decked area.



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## Mallory Road, Birkenhead

- Three Bedroom Semi-Detached House
- Council Tax Band - B
- Three Good-Size Bedrooms
- Two Generous Reception Rooms
- Downstairs W.C.

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN115889 - 0002

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