



Alverstone Avenue, Birkenhead, CH41 0BT

welcome to

Alverstone Avenue, Birkenhead

You smiled at the stars like they knew all your secrets, 'be phenomenal or be forgotten'...But not this house!! This stays in your mind. An impressively proportioned family home perfect in every way for all the family's needs!! Viewing by appointment - Call us today!!



Property Description

"A book is like a trapdoor that leads to a secret attic: You can open it and go inside. And your world is different."

And here we have your new world.....

Upon entering through the front door, you are greeted with a welcoming entrance hallway, you immediately start to grasp the quality that flows throughout this beautiful family home with its traditional features. This leads to a lounge and separate dining room both equally spacious. Following on is a spacious kitchen with a lovely view of the garden. This provides a place that is enjoyed throughout the day and ideal for entertaining friends and family.

Upstairs all three bedrooms are of good size, the master bedroom has built in wardrobes. Completing this floor is a family bathroom.

Externally the front is enclosed, and the rear has ample space with storage and access to the entry. Call us today to arrange a viewing.

Entrance Hall

Double-glazed door to the front and radiator. Understairs storage with access to the basement.

Lounge

13' 2" x 15' 8" (4.01m x 4.78m)

Double-glazed window to the front and gas fire. Wall lights and television connection point.

Dining Room

12' 10" x 13' 3" (3.91m x 4.04m)

Double-glazed window to the rear, gas fire and wall lights.

Kitchen

8' 5" x 16' 6" (2.57m x 5.03m)

Partially tiled fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and gas hob with cooker-hood above. Plumbing for a washing machine and dishwasher. Radiator and door to the side.



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 Bedroom One

12' 2" x 15' 6" (3.71m x 4.72m)

Double-glazed window to the front, built-in wardrobes and television connection point.

Bedroom Two

12' 3" x 13' 3" (3.73m x 4.04m)

Double-glazed window to the rear.

Bedroom Three

6' 9" x 9' 5" (2.06m x 2.87m)

Double-glazed window to the front.

Bathroom

Four-piece bathroom suite comprising bath, shower cubicle, wash hand basin and WC, Double-glazed window to the rear.

Basement Hall Basement

11' 5" x 28' 8" (3.48m x 8.74m)

Basement One

7' 4" x 15' 4" (2.24m x 4.67m)

With window to the front.

Basement Two

5' 4" x 15' 4" (1.63m x 4.67m)

Window to the front.

Basement Three

7' 4" x 13' 4" (2.24m x 4.06m)

Outside

With front and rear gardens.

Front Garden

Enclosed front garden

Rear Garden

Tiered rear garden with raised decked area and patio to lower tier. Garden shed and rear access to entry.



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welcome to

Alverstone Avenue, Birkenhead

- Three Bedroom Mid Terraced House
- Lounge
- Dining Room
- Kitchen
- Basement

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116126 - 0002

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