



**Mendip Road, Birkenhead, CH42 8NT**



**welcome to**

## **Mendip Road, Birkenhead**

Be the Envy of all your friends! An outstanding home for many reasons: An impressive handsome home, with a home sweet home feel, The spectacular breath taking view from the rear of the house making dreams a reality, This show stopping home is just what you are looking for, so stop that search.....



## Property Description

The property comprises of entrance hall, two separate reception rooms, a fitted kitchen which looks out onto the garden and its impressive views!! Arriving at the first floor via the staircase you will find three bedrooms and a family bathroom. Externally there is a generous sized rear garden which offers space for entertaining, playing children or family pets; it is a delightful space for relaxation. Situated within the highly desirable Mendip Road, in a location offering prime convenience to various transport links including the M53 Motorway and fantastic local schools. This bespoke family home has many superb features which can only be fully appreciated upon an interior view. Meaning viewing is essential to appreciate this beautiful family home.

### Entrance Hall

Double-glazed composite door to the front, radiator and under stairs storage.

### Lounge

13' 9" x 11' 4" ( 4.19m x 3.45m )

Double-glazed double patio doors to the rear, gas fire and radiator.

### Dining Room

7' 6" x 8' 7" ( 2.29m x 2.62m )

Double-glazed window to the front and radiator.

### Kitchen

13' x 9' 5" ( 3.96m x 2.87m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Gas oven and hob, and fridge/freezer. Double-glazed window to the rear and double-glazed door to the rear.

### First Floor Landing

Double-glazed window to the front, radiator and access to the loft.

### Bedroom One

15' 6" x 11' 2" ( 4.72m x 3.40m )

Double-glazed window to the front and radiator.

### Bedroom Two

8' 5" x 13' 6" ( 2.57m x 4.11m )

Double-glazed window to the rear and radiator.

Central heating boiler and built-in wardrobes.

### Bedroom Three

8' 1" x 8' 7" ( 2.46m x 2.62m )

Double-glazed window to the front, radiator and built-in storage.

### Bathroom

Partially tiled bathroom with three-piece bathroom suite comprising bath with mixer taps, wash hand basin and WC. Radiator and two double-glazed windows to the rear.

### Outside

With rear garden and outbuildings.

### Rear Garden

Rear garden with mature foliage to garden borders, flagging stones and artificial lawn.

### Outbuildings

With summer house and brick shed.

### Summer House

10' 8" x 5' 9" ( 3.25m x 1.75m )

Summer house with single glazed windows to the front and side and single-glazed doors to the side and rear. Log burner and television connection point.

### Outside W.C

10' 6" x 5' 7" ( 3.20m x 1.70m )

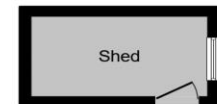
Brick built outbuilding with WC and single-glazed window to the rear.



Ground Floor



First Floor



Outbuilding

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)



**view this property online** [jonesandchapman.co.uk/Property/PTN116160](http://jonesandchapman.co.uk/Property/PTN116160)



**welcome to**

## **Mendip Road, Birkenhead**

- Three Bedroom Mid Terrace House
- Lounge
- Dining Room
- Kitchen
- Family Bathroom

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

# £190,000



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/PTN116160](https://jonesandchapman.co.uk/Property/PTN116160)



Property Ref:  
PTN116160 - 0002

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](mailto:Prenton@jonesandchapman.co.uk)



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



**[jonesandchapman.co.uk](https://jonesandchapman.co.uk)**