



**Mallory Road, Tranmere, Birkenhead, CH42 6QR**

**welcome to**

**Mallory Road, Tranmere Birkenhead**

You have got to go down a lot of wrong roads till you find the right one, and once you find yourself in this one you will know that this road is the right one! If you are looking for something fabulous! - Here it is! Call us today to view. Don't make yourself wonder 'what if'.



## Property Description

What a rare find!! Like a diamond in the rough... This is a deceptively spacious three-bedroom semi-detached house in a highly sought after location, a stone's throw from fantastic local amenities, transport links and schools. The property further boasts gas central heating, double glazing throughout, and off-road parking. In brief the property comprises: entrance hall, spacious lounge, a fitted kitchen, and a bright spacious dining room. on the first floor there are three well-proportioned bedrooms, and a bathroom.

Externally, to the front of the property there is a driveway providing off road parking, To the rear of the property there is a private rear garden with a raised decked area. Early viewing is highly advised to avoid disappointment. Call our Prenton office today to view.

### Entrance Hall

Double-glazed composite door to the front with single-glazed stained glass windows to the side. Radiator and storage under stairs.

### Lounge

14' 5" x 10' 9" ( 4.39m x 3.28m )

Double-glazed bay window to the front. Radiator, electric fire, and wall lights.

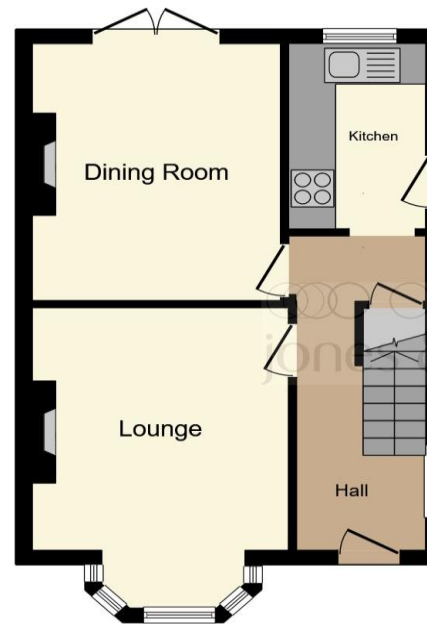
### Dining Room

13' x 10' 3" ( 3.96m x 3.12m )

Double-glazed patio doors to the rear, radiator, and feature fireplace.

### Kitchen

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and gas hob. Fridge and plumbing for a washing machine. Radiator and double-glazed window to the rear.



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)

### First Floor Landing

Single-glazed stained glass window to the side.

### Bedroom One

Double-glazed bay window to the front, radiator, and fitted wardrobes.

### Bedroom Two

Double-glazed window to the rear, radiator, and fitted wardrobes.

### Bedroom Three

Double-glazed window to the front and radiator.

### Bathroom

Partially tiled bathroom with three-piece suite comprising bath with mixer taps and shower over, wash hand basin and WC. Loft access, radiator and double-glazed window to the side.

### Outside

With rear garden.

### Rear Garden

The rear garden with lawn, decking and flagging stone areas. Mature shrubs and trees to garden borders. Garden shed.



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## **Mallory Road, Tranmere Birkenhead**

- Three Bedroom Semi Detached House
- Lounge
- Dining Room
- Kitchen
- Bathroom

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:  
PTN116146 - 0002

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