



**Rawcliffe Road, Birkenhead, CH42 0HP**

**welcome to**

## **Rawcliffe Road, Birkenhead**

A three-bedroom end-terrace house on Rawcliffe Road, ideal for first-time buyers, families, or investors. The property features an open-plan lounge/diner, two large double bedrooms, a single third room, and a family bathroom. With excellent transport links, local amenities, and good school catchment



## Property Description

Presenting a superb opportunity for first-time buyers, growing families, or savvy investors, this three-bedroom, end-terrace house on Rawcliffe Road offers a perfect blend of space, convenience, and modern living. The ground floor features a fantastic open-plan lounge/diner through-room, creating a bright, spacious, and highly versatile living area for both relaxation and entertaining. The well-proportioned accommodation continues upstairs with two large double bedrooms, a smaller third single room, and a family bathroom. The property is ideally situated to meet the needs of a busy family, located within an excellent catchment area for highly regarded schools. Its prime position also provides residents with exceptional transport links, with easy access to bus routes and major road networks for seamless commuting. Furthermore, a wealth of amenities, including local shops, supermarkets, parks, and leisure facilities, are all within easy reach. Offered to the market with the benefit of no onward chain, this home is ready for a new owner to move in and start enjoying life right away.

### Entrance Hall

UPVC double-glazed door to the front and radiator.

### Lounge

10' 6" x 15' 4" (3.20m x 4.67m)

Double-glazed bay window to the front and radiator.

### Dining Room

9' 8" x 13' 4" (2.95m x 4.06m)

Double-glazed window to the rear and radiator.

### Kitchen

5' 8" x 10' 6" (1.73m x 3.20m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. electric oven and gas hob. Double-glazed window to the rear and double-glazed door giving access to the rear.

### Bedroom One

10' x 15' (3.05m x 4.57m)

double-glazed bay window to the front and radiator.

### Bedroom Two

9' 8" x 13' 4" (2.95m x 4.06m)

double-glazed window to the rear, radiator and storage cupboard housing the central heating boiler.

### Bedroom Three

5' 8" x 8' 3" (1.73m x 2.51m)

Double-glazed window to the front and radiator.

### Bathroom

Partially tiled bathroom with three-piece bathroom suite comprising bath with shower over, wash hand basin and WC. with loft access. Extractor fan, radiator and double-glazed window to the rear.

### Outside

With yard to rear.



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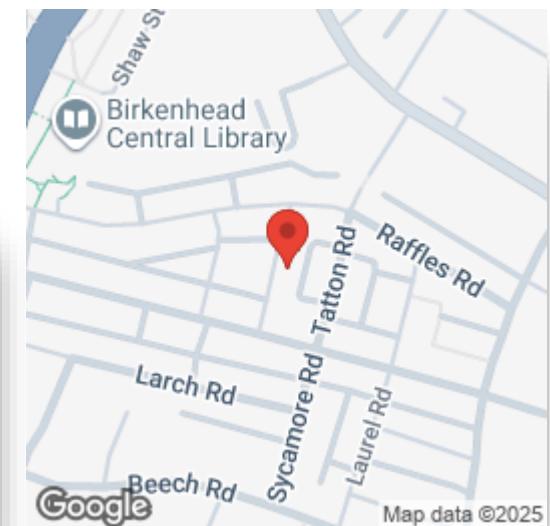
- No Onward Chain
- Three Bedrooms
- Excellent School Catchment
- Superb Transport Links
- Close to Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: A

fixed price

**£130,000**



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