



Woodchurch Lane, Birkenhead, CH42 9PL

welcome to

Woodchurch Lane, Birkenhead

Show me the way to go home, I'm tired and I wanna go to bed, found this house on the world wide web, and now I can't get it out of my head....
Do you believe in the perfect home? You will now....Call us today to view and make this stunning abode your own!!



Auctioneer's Comments

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Entrance Porch

Double-glazed composite door to the front

Lounge

17' 8" x 13' 8" (5.38m x 4.17m)

Single-glazed door to the front with triple-glazed window to the front. Radiator and television connection point.

Kitchen

11' x 17' 5" (3.35m x 5.31m)

Fitted kitchen with double sink and work surfaces. Electric oven and gas hob, fridge freezer, dish washer, and central heating boiler. Double-glazed door to the rear and staircase.



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Utility Room

9' 4" x 7' 9" (2.84m x 2.36m)

With cupboards and work surfaces. Washing machine and radiator. Double-glazed window to the side and door giving access to the side.

Downstairs Shower Room

8' x 8' 3" (2.44m x 2.51m)

Partially tiled shower room comprising shower cubicle, wash hand basin and WC. Radiator and double-glazed window to the side.

First Floor Landing

With double-glazed window to the side.

Bedroom One

11' 4" x 11' 4" (3.45m x 3.45m)

Double-glazed window to the rear and radiator.

Bedroom Two

13' 4" x 10' 8" (4.06m x 3.25m)

Double-glazed window to the front, radiator and television connection point.

Bedroom Three

11' 3" x 6' 4" (3.43m x 1.93m)

Double-glazed window to the front.

Bathroom

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

Second Floor Landing

Bedroom Four

17' 5" x 14' 9" (5.31m x 4.50m)

Double-glazed window to the rear, radiator and storage cupboard.

Outside

Rear Garden

Rear garden with off road parking, brick outhouse and shed with WC. Decking, paved area and Astroturf.

Property Description

Hey Ho Silver Lining.....

Location, location, location, This well-appointed family house offers plenty of downstairs living space, and is within close proximity to local schools, transport links & amenities. Boasting four bedrooms & set within a popular residential area, it is hard to find a reason why you shouldn't view this house!

Stepping inside this perfect property, which is a credit to its current owner, you will gauge a sense of happiness. A bright airy lounge proves ideal for a growing family, along with the stunning modern kitchen/diner complete with a utility room and downstairs shower room,

On the first floor you will find two double bedrooms a single room and a family bathroom which oozes a relaxation vibe.

Completing this house, on the second floor is a good sized double bedroom with a built in wardrobe.

Externally the garden is picturesque and perfect for a growing family, there is a decked area, an upper tiered artificial lawn with planters, a shed and off road parking.

Viewing is a must! Call us now to avoid disappointment.

Agents Note: The current Council Tax band for this property is listed as 'DELETED', please make further enquiries with the Branch or Local Authority'.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedroom End of Terrace House
- Lounge

Tenure: Freehold EPC Rating: D
Council Tax Band: Deleted

guide price

£165,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN115136 - 0002

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