



1 Kinmel Close, Birkenhead, CH41 3RX Offers In The Region Of £150,000



Kinmel Close, Birkenhead, this stunning two-bedroom semi-detached house offers a delightful blend of modern living and comfort. Built in 1985, the property has been thoughtfully designed to create bright and airy rooms that invite natural light, making it a warm and welcoming home.

Upon entering, you will find a spacious reception room that serves as the perfect space for relaxation or entertaining guests. The modern kitchen provides an ideal environment for culinary enthusiasts. The shower room has also been updated to reflect modern standards, ensuring convenience and style.

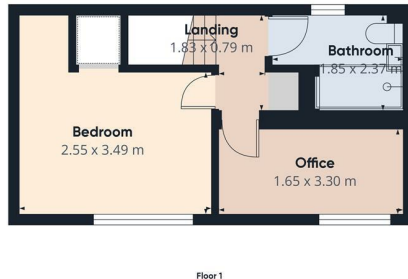
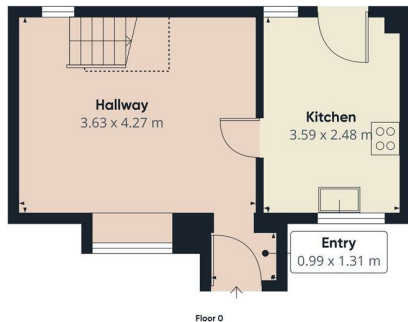
The property boasts off-road parking at the front, a valuable feature in today's busy world, allowing for easy access and added security. At the rear, a lovely garden area awaits, offering a private outdoor space for gardening, play, or simply enjoying the fresh air.

This semi-detached house is perfect for first-time buyers, small families, or anyone seeking a comfortable and stylish living space in a friendly neighbourhood. With its appealing features and prime location, this property is not to be missed. Come and experience the charm of Kinmel Close for yourself.

- Two Bedrooms
- Semi Detached House
- One Large Reception Room
- Modern Kitchen
- Modern Bathroom
- Off Road Parking
- Rear Garden
- Sought After Location
- Viewing Recommended
- EPC Rating C

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



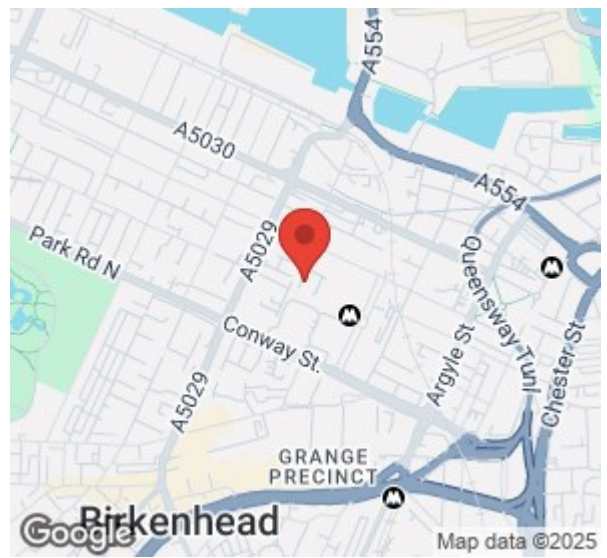
Approximate total area⁹
47.78 m²
Reduced headroom
1.34 m²

(1) Excluding balconies and terraces

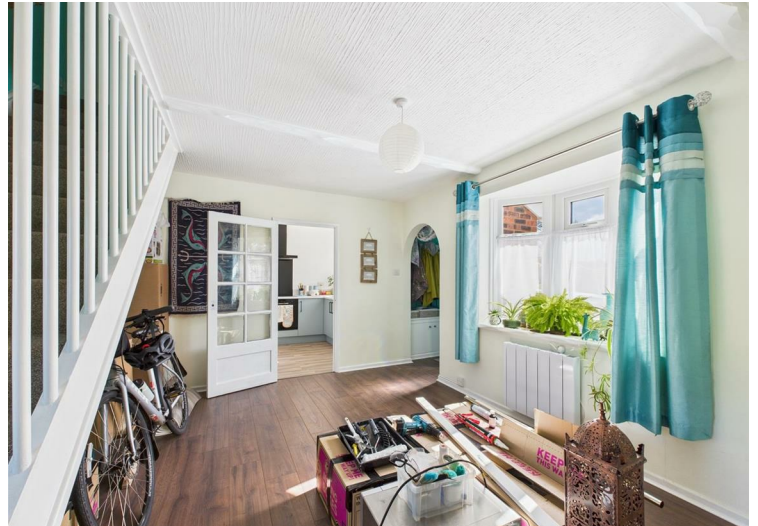
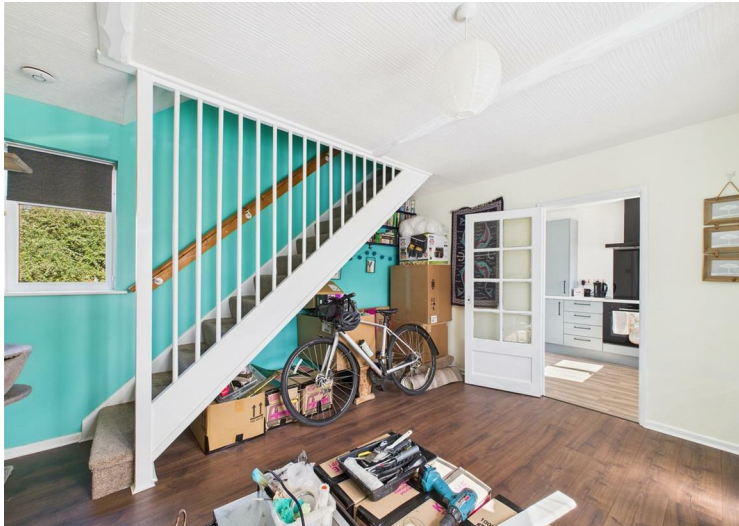
Reduced headroom
Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFE360



Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	84
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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