



3 Birket Close, Wirral, CH46 1PE Offers In The Region Of £179,950



Birket Close, Wirral, this charming three-bedroom mid-terrace house offers a delightful blend of comfort and convenience. Built in 1956, the property boasts a warm and inviting atmosphere, perfect for families or those seeking a peaceful retreat.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertaining. The layout is both practical and welcoming, allowing for a seamless flow between the living areas. The kitchen, while functional, offers the potential for personalisation, making it an ideal space for culinary enthusiasts.

The three well-proportioned bedrooms provide a comfortable haven for rest, accommodating families or guests with ease. The bathroom is conveniently located, ensuring that daily routines are effortlessly managed.

One of the standout features of this property is the off-road parking available at the front, a rare find in many urban settings. Additionally, the large rear garden presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, children's play, or simply unwinding in the fresh air.

This home is situated in a peaceful cul-de-sac, enhancing the sense of community and safety. With its ideal location, you will find yourself within easy reach of local amenities, schools, and transport links, making it a perfect choice for those looking to settle in a friendly neighbourhood.

EPC Rating C

- Three Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Large Rear Garden
- Off Road Parking To The Front Aspect
- Gas Central Heating
- Double Glazing
- 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



Floor 0



Floor 1

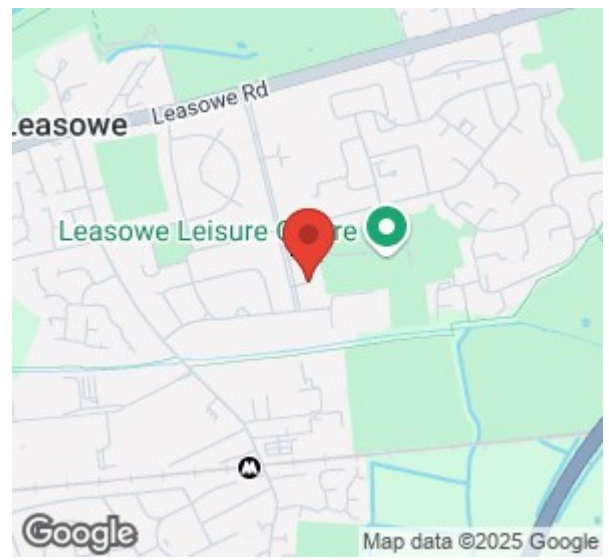
Approximate total area⁹
76.37 m²
Reduced headroom
0.35 m²

(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		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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