

Just a short walk from Claughton village amenities, Birkenhead Sixth Form College, and excellent transport links to Liverpool, the property combines comfort and practicality.

The ground floor features an entrance porch, a handy downstairs W/C, a spacious living room, and an open-plan kitchen and dining area complete with a fitted cooker – ideal for both everyday living and entertaining.

Upstairs, the property offers three bedrooms: a generous master bedroom with a large wardrobe, a second double bedroom, and a single bedroom with a useful storage cupboard. A modern three-piece family bathroom completes the first floor.

Outside, the property benefits from off-street parking for one vehicle and a sizeable private rear garden with both lawn and patio areas – perfect for relaxing or family activities.

This well-presented home is available to rent now and would make an excellent choice for families or professionals seeking a modern property in a sought-after area.

## Key Features:

- Three bedrooms
- Open-plan kitchen and dining area
- Downstairs W/C
- Private garden with patio and lawn
- Off-street parking
- Quiet residential location close to amenities and transport links
- Council Tax: Band B
- Initial Tenancy: 12 Months

Submit a Rightmove Enquiry today to arrange a viewing and make this lovely property your next home.

















## Floor Plan



## Viewing

Please contact our Lettings Office on 0151 343 9060 if you wish to arrange a viewing appointment for this property or require further information.

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