

# Birkenhead Road

Asking Price £177,950

Hoylake, Wirral



## Birkenhead Road, Hoylake, Wirral

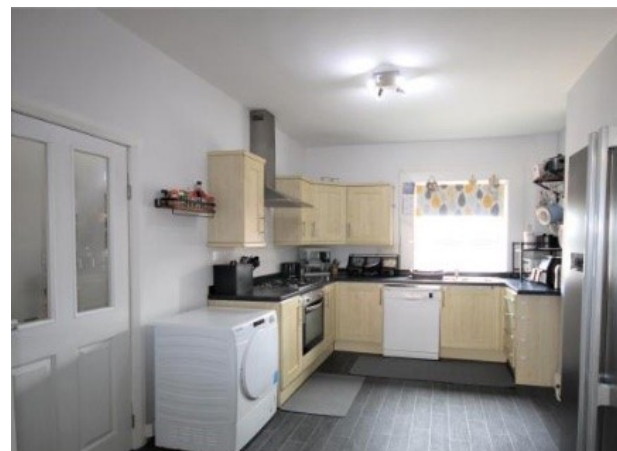
Boasting its own private entrance and courtyard garden is this well presented three bedroom duplex apartment. Viewings are highly recommended to fully appreciate the space this wonderful property has to offer.

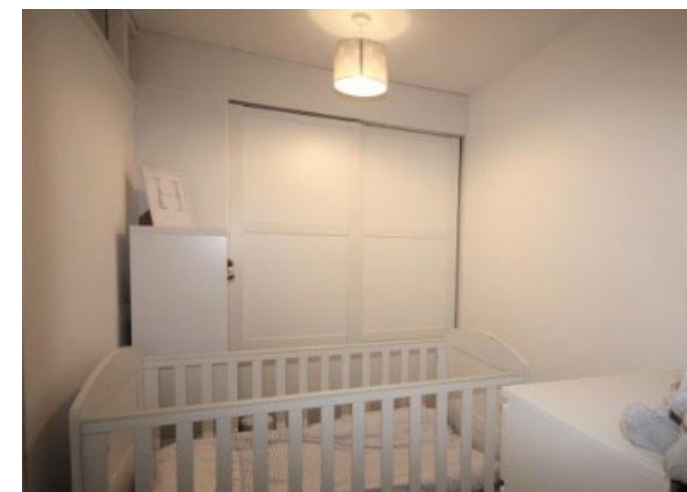
Situated in the highly sought after residential area of Wirral in the seaside town of Hoylake. Deceptively spacious, the accommodation is set over two floors and comprises an entrance hallway, plenty of storage space, spacious lounge with dining area, a well fitted kitchen and shower room to the first floor; three bedrooms and family bathroom to the second floor. Further benefitting gas central heating and double glazing throughout.

Situated on the main road which connects Hoylake directly to Meols or West Kirby. Being centrally located the property is ideally situated to take advantage of all the local amenities and services nearby including popular pubs, restaurants and shops.

The apartment is conveniently located for access to both Manor Road and Hoylake railway stations which offer direct Merseyrail service to Liverpool and also within a short stroll to the promenade.

**For further information or an appointment to view please contact us:-**  
**Tel:- 0151 601 9394**  
**Email:- [sales@frobishersuk.com](mailto:sales@frobishersuk.com)**





## Birkenhead Road, Hoylake

Gross Internal Area (approx) - 130 Sq m (1400 Sq ft)\*

External Courtyard Areas

\*Measurements from EPC



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	81
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Additional Information

- ◆ Leasehold 999 year lease
- ◆ Ground Rent - Not applicable
- ◆ Council Tax Band: A
- ◆ Council: Wirral Borough

## Contact Us

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