



## Ulverscroft, 25 Bidston Road, Oxton, Wirral CH43 2JY

- Magnificent Two Double Bedroom First Floor Apartment
- Private Balcony with Stunning Vistas Toward the Welsh Hills
- Well Fitted Kitchen with Handy Pull Out Breakfast Bar
- Separate W.C and Well Appointed Bathroom for Convenience
- Includes Garage Parking, Visitor Spaces and peaceful Surroundings
- Bright Southwest Facing Apartment with Ample Storage
- Hallway with Storage, Spacious Lounge Diner with Fireplace
- Boasting Two Double Bedrooms Both with Fitted Wardrobes
- Beautifully Maintained Development with Mature Trees and Lush Planting
- Early Viewing Recommended to Appreciate Space and Setting Fully



£180,000















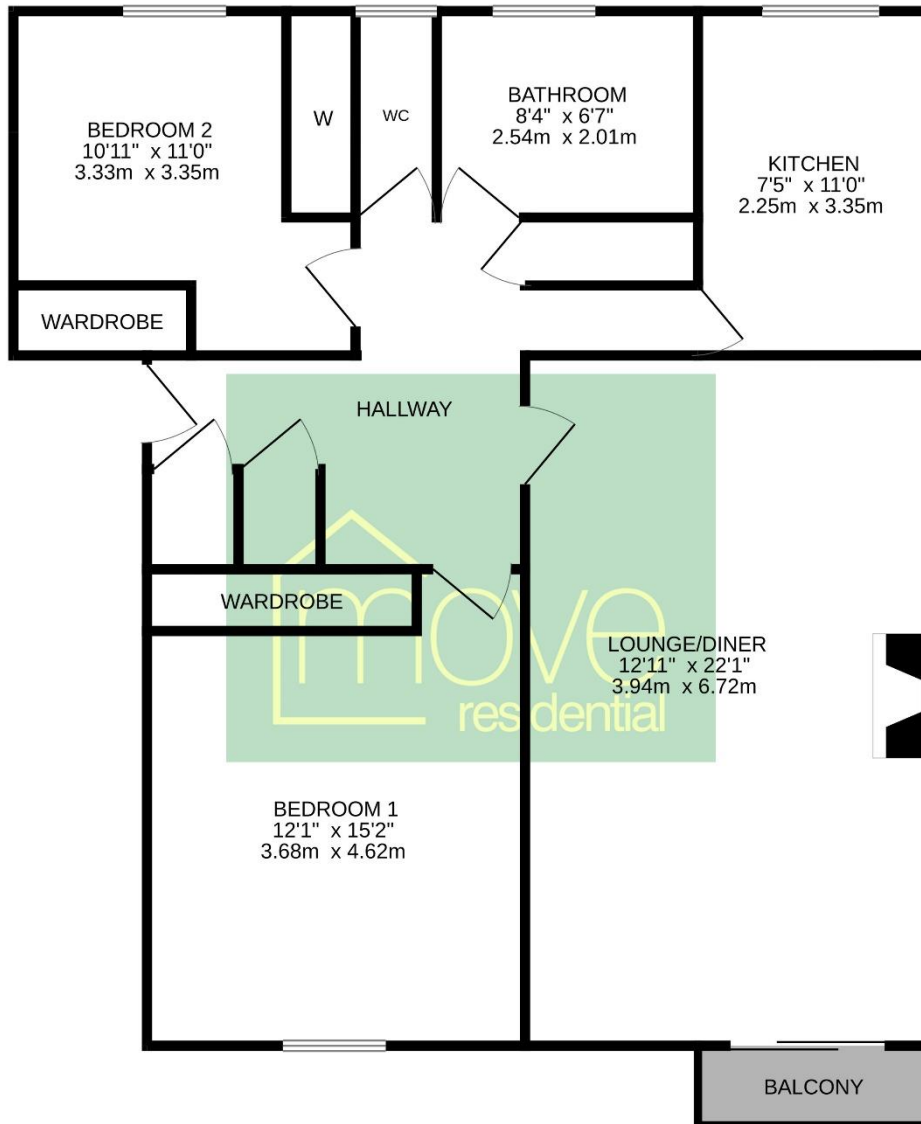








## FIRST FLOOR



TOTAL FLOOR AREA: 872 sq.ft. (81.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Description

This generously proportioned two bedroom first floor apartment enjoys a sunny southwest facing aspect, flooding the interior with natural light and offering bright, inviting accommodation throughout. Set within the picturesque and well established Ulverscroft development, known for its mature trees, greenery, and beautifully maintained communal gardens, this property combines peaceful surroundings with an enviable position overlooking the prestigious Birkenhead School sports ground, with breathtaking views stretching across the Dee Estuary to the Welsh Hills.

The apartment is situated in a highly sought after location of Oxton and features a private balcony, the perfect spot to relax and take in the far reaching landscape. Inside, the home comprises a spacious entrance hall with an abundance of built in storage, a sunlit lounge and dining area, and a front facing kitchen fitted with modern units and a convenient pull out breakfast bar. Both bedrooms are generously sized and include fitted wardrobes, with the rear bedroom offering picturesque views over the leafy surroundings. In addition to the numerous fitted cupboards and wardrobes throughout, the apartment offers exceptional storage space, making it ideal for practical everyday living. The accommodation also benefits from a well appointed bathroom and a separate W.C.

Externally, residents enjoy access to immaculately tended communal gardens, an allocated garage where overnight parking is required, and additional visitor parking. Early viewing is strongly recommended to fully appreciate the rare combination of space, sunlight, and spectacular scenery that this exceptional apartment provides.

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.