



## Bedford Drive, Birkenhead, Wirral CH42 6RU

- Impressive Three Bedroom Semi Detached Property
- Occupying a Generous Sized Plot with Extensive Rear Garden
- Three Bedrooms, Bathroom and Separate Shower Room
- Close to Local Amenities, Transport Links and Schools
- Immaculately Presented and Updated with Stylish Decor
- Hallway, Two Reception Rooms and a Fitted Kitchen Diner
- Ample Off Road Parking and a Detached Garage
- Closer Inspection is Strongly Recommended



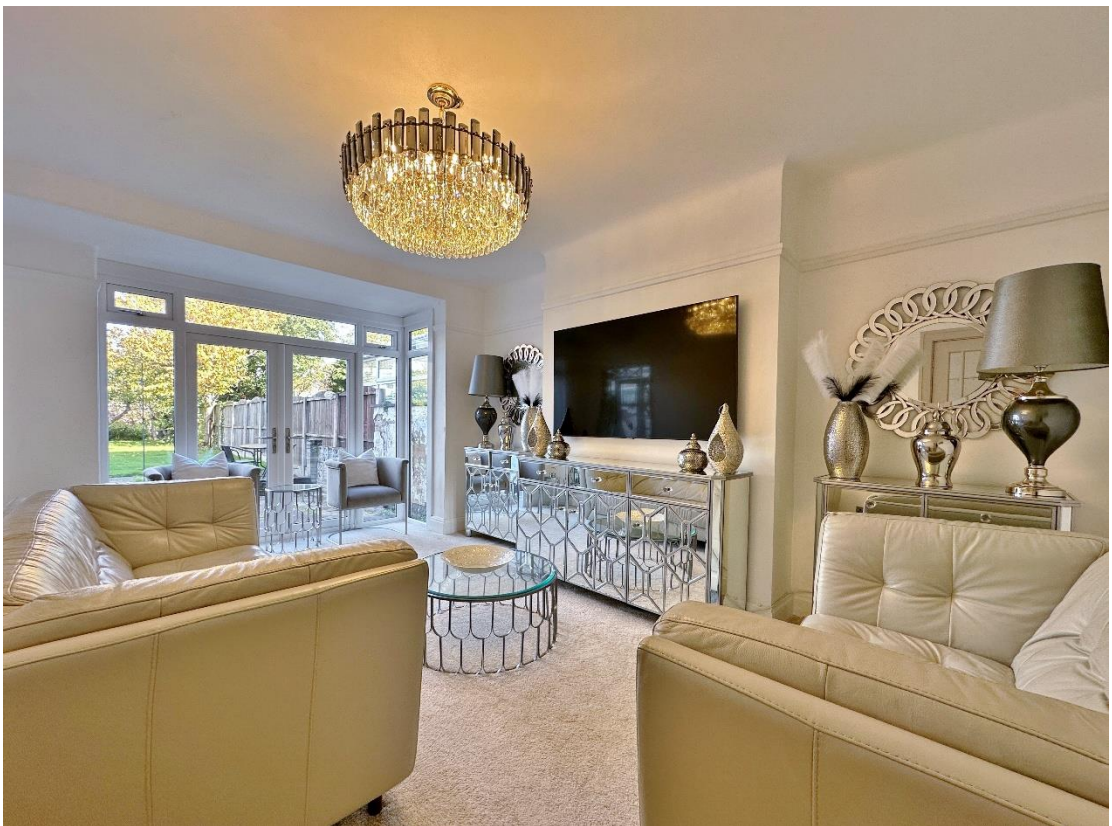
£300,000









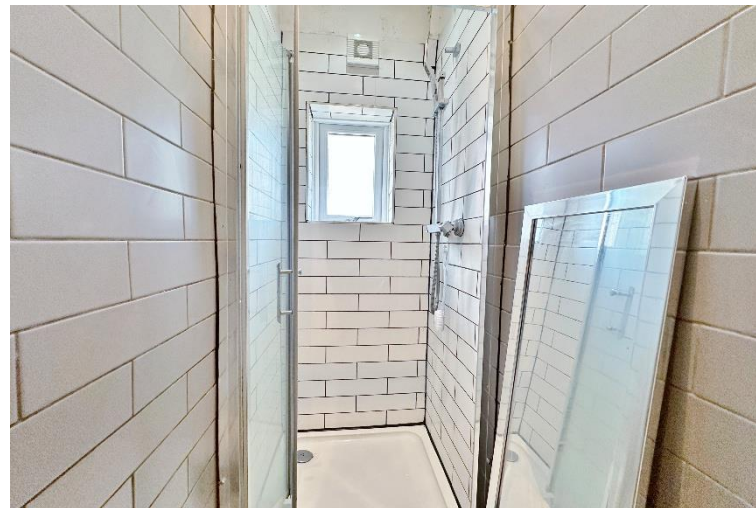




















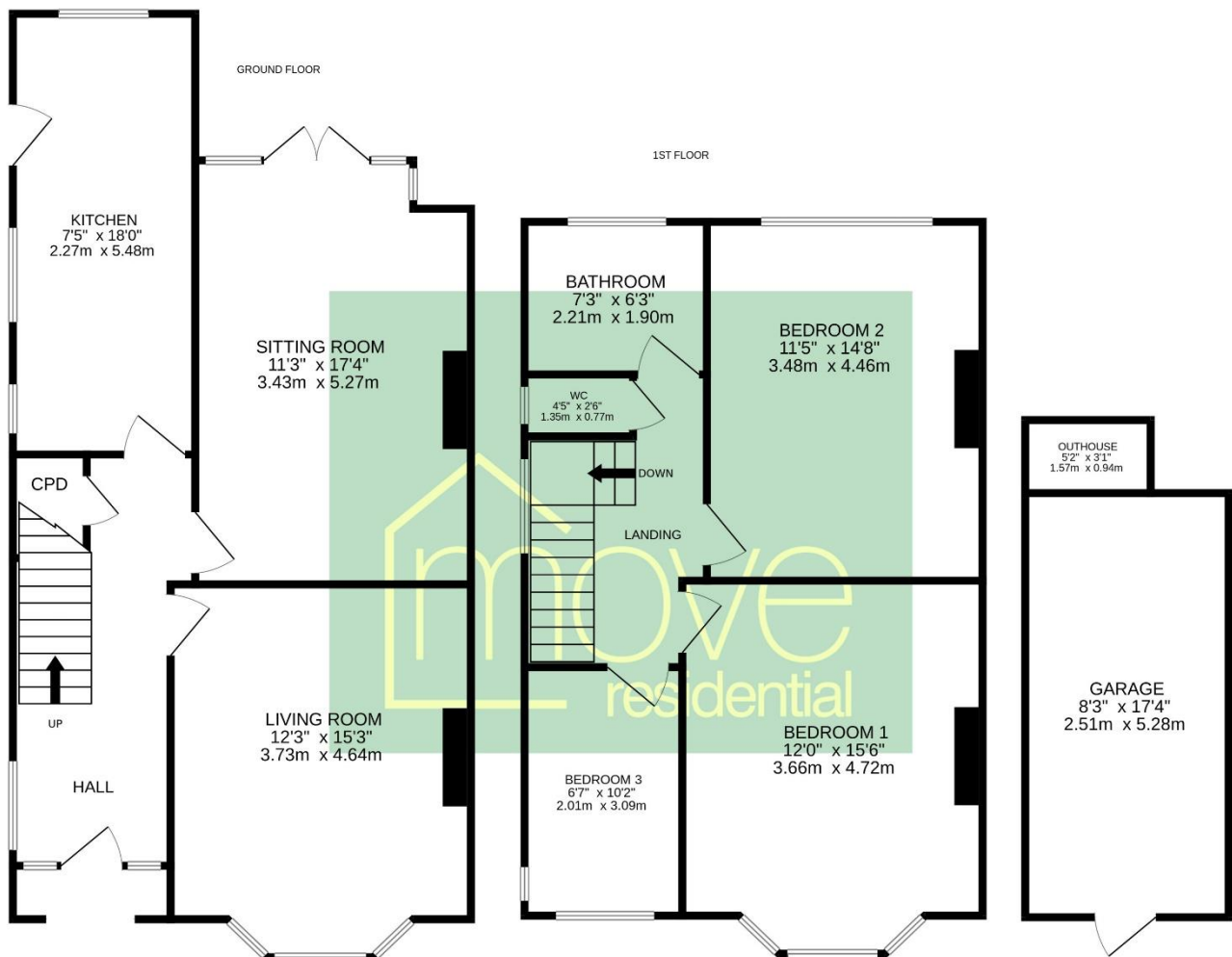




\* Approximate site map



## Floor Plan



TOTAL FLOOR AREA : 1309 sq.ft. (121.6 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 impressive three bedroom semi detached home occupies a generous plot and boasts a large rear garden, ample parking and a detached garage. Immaculately presented throughout, the property has been thoughtfully updated and appointed with a stylish interior, offering a perfect blend of contemporary comfort and classic charm. The accommodation briefly comprises a welcoming hallway leading to a front lounge featuring a striking fireplace, and a rear reception room with patio doors opening onto the delightful rear garden. The well fitted kitchen diner provides a practical and inviting space for family meals and entertaining. To the first floor, there are three sizeable bedrooms, three piece family bathroom and a separate shower room, providing ample space for a growing family or guests. The aforementioned garden is mainly laid to lawn, complemented by a patio area that is ideal for relaxing outdoors or entertaining friends and family. With its thoughtful design and exceptional presentation, this property offers a wonderful opportunity to acquire a home ready to move into.

## EPC Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 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.