



**Tapestry Gardens, Birkenhead, CH41 7BQ**

**welcome to**

**Tapestry Gardens, Birkenhead**

Everything I want the world to be, is now coming true especially for me, and the reason is clear, it's because this home is here, your' re the nearest thing to heaven that I've seen! This is the only explanation we at Jones and Chapman can find to justify just how perfect this home sweet home is....



## Property Description

Hidden in the wonderful development of homes stands this impressive contemporary three-bedroom family residence. This stunning home has been constructed and appointed to exacting standards throughout and presented with a modern and neutral theme.

You are welcomed into the property via an entrance hall, a downstairs WC and a lounge. At the heart of this home is the open plan living kitchen dining room with access to the rear garden.

To the first floor you have a good-sized landing. This floor also boasts a master bedroom complete with an en-suite. Two further bedrooms and a modern family bathroom to complete this family home.

Further benefiting from ample parking, don't delay, View Today!

### Entrance Hall

With Composite double glazed front door and radiator.

### Cloakroom

With WC, wash hand basin, radiator, and medicine cabinet.

### Lounge

18' 5" x 10' ( 5.61m x 3.05m )

With double glazed bay window to front aspect and radiator.

### Kitchen

10' 3" x 13' 5" ( 3.12m x 4.09m )

With wall and base units, gas hob with electric oven, washing machine and fridge/freezer, sink and drainer, radiator and boiler plus double glazed window and patio doors to rear aspect.

### First Floor

#### Landing

With loft access.

#### Bedroom One

10' 4" x 10' 1" ( 3.15m x 3.07m )

With double glazed window to front aspect, radiator and storage cupboard.



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### En Suite

With WC, wash hand basin, shower cubicle, radiator, part tiled and double-glazed window to front aspect.

### Bedroom Two

6' 7" x 10' ( 2.01m x 3.05m )

With double glazed window to rear aspect and radiator.

### Bedroom Three

7' x 6' 7" ( 2.13m x 2.01m )

With double glazed window to rear aspect and radiator.

### Bathroom

With bath with mixer tap and shower over bath, wash hand basin, WC and radiator plus double glazed window to side aspect.

### Outside

#### Rear Garden

With flagging.



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welcome to

## Tapestry Gardens, Birkenhead

- Three Bedroom End of Terrace House
- Lounge
- Kitchen / Diner
- Downstairs WC
- Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 297.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

fixed price

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN116287 - 0004

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