



**Kinmel Close, Birkenhead, CH41 3RX**

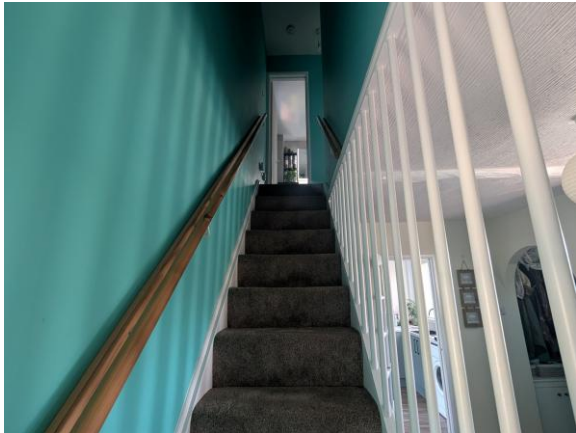


**welcome to**

**Kinmel Close, Birkenhead**

Modern 2-Bedroom Semi-Detached Home

! Well-presented throughout, this ideal family home features a stylish kitchen diner, spacious lounge, two good-sized bedrooms, and a modern bathroom. Benefits include a private rear garden, ample driveway parking, and a great location close to shops, schools!



## Property Description

Perfect for Young or Growing Families - A Must-See!  
This beautifully presented property offers a fantastic opportunity for first-time buyers or families seeking a comfortable and contemporary home in a sought-after location.

Inside, you'll find: A welcoming entrance hall, a modern kitchen diner with space to entertain, a bright and spacious living room, two generously sized bedrooms and a sleek, modern family bathroom.

Outside features include a private, enclosed rear garden - ideal for relaxing or play. Good sized driveway offering ample off-street parking.

Location highlights:

Situated in a popular residential area, close to a range of local amenities including shops, well-regarded schools, and excellent transport links.

## Entrance Porch

Double-glazed composite door to the front.

## Lounge

12' x 14' 2" ( 3.66m x 4.32m )

Double-glazed windows to the front and rear and electric heater.

## Kitchen

8' 2" x 12' ( 2.49m x 3.66m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven, induction hob and washing machine. Heater for hot water and electric heater. Double-glazed window to the front and rear and double- glazed door giving access to the rear.

## First Floor Landing

With storage cupboard.

## Bedroom One

11' 5" x 11' 4" ( 3.48m x 3.45m )

Double-glazed window to the front and electric heater.

## Bedroom Two

10' 4" x 5' 4" ( 3.15m x 1.63m )

Double-glazed window to the front, electric heater and loft access.

## Shower Room

Partially tiled shower room with three-piece shower room suite comprising shower cubicle with electric shower, wash hand basin in vanity unit and WC. Electric heater, shaver point, medicine cabinet and double-glazed window to the rear.



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## Kinmel Close, Birkenhead

- Contemporary Kitchen Diner
- Two Generous Bedrooms
- Spacious Living Room
- Modern Family Bathroom
- Private Enclosed Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£127,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PTN116360 - 0004

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jones & chapman



**0151 608 2287**



[Prenton@jonesandchapman.co.uk](mailto:Prenton@jonesandchapman.co.uk)



349 Woodchurch Road, Prenton, PRENTON,  
Merseyside, CH42 8PE



**[jonesandchapman.co.uk](https://jonesandchapman.co.uk)**