



Park Road North, Birkenhead
£165,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

An excellent project opportunity to refurbish this large three bedroomed mid terraced house close to the park, close to the shops and with a bus route direct to Liverpool (or to the station) for Liverpool. Birkenhead Sixth Form College is also a just a two minute walk...

Your refurbishment will transform this larger than terraced home back to its former self, as it were; likely better with all mod cons that you will install. Whilst there is no gas central heating (nor gas to the house); there are storage heaters and we say this house for you as a keen first time buyer is what we would say is 'move-in-able', for sure.

Indeed there are some attractive rooms, no more so than the kitchen. (See photo). Two super sized reception rooms offer good entertaining space and the hall is also a particular feature with its original stained glass to the vestibule door and the Victorian tiling throughout.

The bathroom too is a little quirky with a step down to the room - again see photo - but best of all come and take a view...

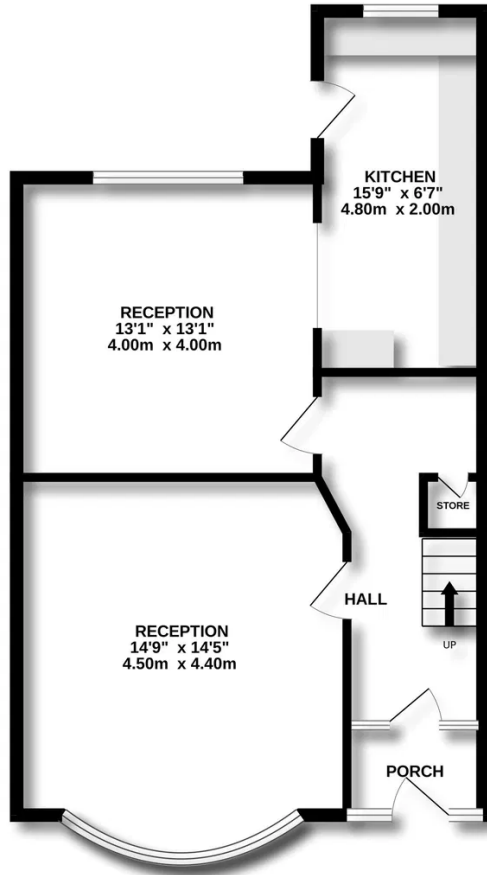
Outdoors and you can see the enclosed space is generous too with a strip of lawn and a XL large garden store.

For your directions please Sat Nav: CH41 0DA; the house is just down passed Cloughton Village, a few minutes walk away.

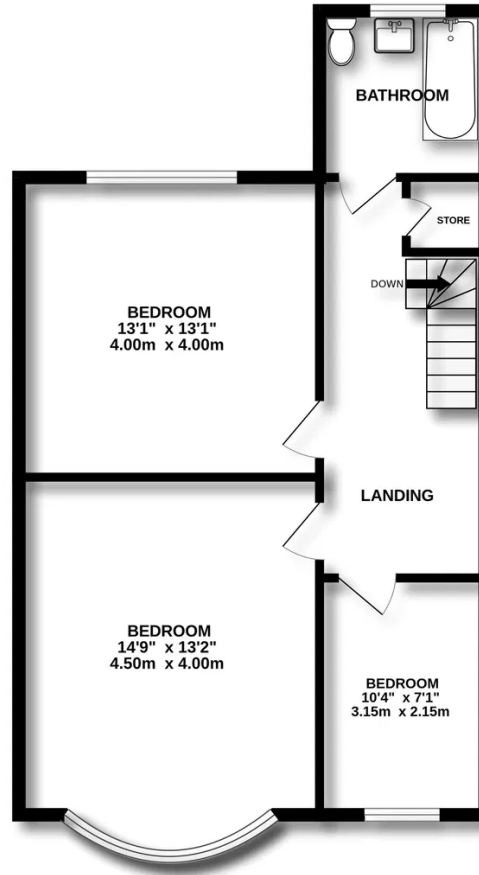




GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 sq.m.) approx.

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