



## 39 Woodsorrel Road, Birkenhead, CH41 0DN Offers In The Region Of £164,950



This mid-terrace house on Woodsorrel Road in Birkenhead! is a delightful property, built in 1910, boasts a generous 1,259 sq ft of living space, perfect for a growing family. With two reception rooms, four bedrooms, and two bathrooms, there is ample space for everyone to enjoy.

The property features a kitchen, ideal for preparing delicious meals for family and friends. The rear garden offers a lovely outdoor space where you can relax and unwind or entertain guests on sunny days.

Located in Birkenhead, this house provides a peaceful retreat from the hustle and bustle while still being conveniently close to local amenities. With its spacious layout and characterful charm, this home on Woodsorrel Road is sure to capture your heart. Don't miss out on the opportunity to make this wonderful property your own!

- Four Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- kitchen
- Bathroom
- Downstairs Shower Room
- Rear Garden
- Gas Central Heating
- Double Glazing
- EPC Rating D

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Approximate total area<sup>(a)</sup>  
108.6 m<sup>2</sup>  
Reduced headroom:  
1.64 m<sup>2</sup>

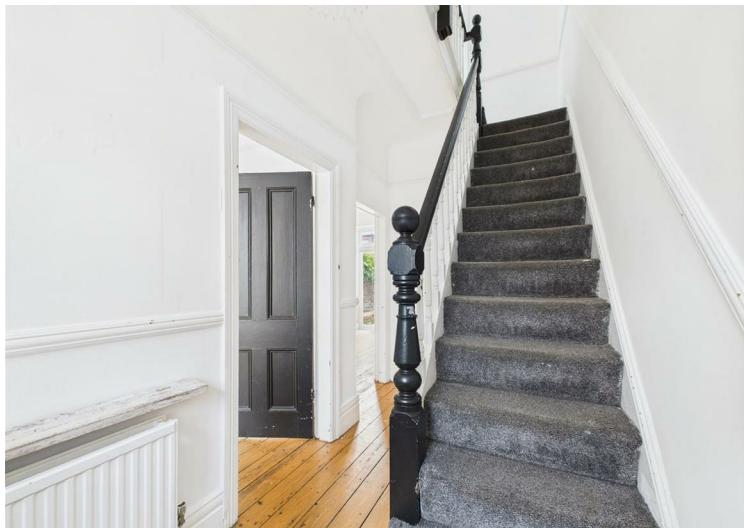
(a) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m

While every attempt has been made to ensure accuracy, room dimensions are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.  
GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		65
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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