



Elmswood Road, Birkenhead, CH42 7HW

£850

 2 Bedroom  1 Reception  1 Bathroom  C

*** Two Bedroom House plus Study/ Dressing Room ***

Hewitt Adams is delighted to offer to the rental market this exceptional two-bedroom mid-terrace property, situated on the ever-popular Elmswood Road in Tranmere.

Presented in immaculate condition throughout, this beautifully maintained home offers spacious and well-appointed accommodation.

In brief, the property comprises an entrance vestibule, a bright and welcoming lounge, a modern fitted kitchen, a useful utility area and a convenient downstairs WC.

To the first floor are three well-proportioned bedrooms and a contemporary shower room.

Externally, the property benefits from on-street parking to the front and an enclosed rear yard, providing a private outdoor space that is easy to maintain.

Early viewing is highly recommended to appreciate the excellent standard of accommodation on offer.

Entrance

Entered via a uPVC front door, the entrance vestibule features laminate flooring and provides access through a timber door into the lounge.

Lounge

A bright and spacious reception room with a bay window to the front elevation, laminate flooring, radiator and a modern media wall. Double glazed doors open into the kitchen, creating an excellent flow between the living spaces.

Kitchen

A generous open-plan kitchen fitted with a modern range of wall and base units with complementary worktops and an inset sink with mixer tap. There is an integrated gas hob, electric oven and extractor fan, tiled walls and a feature radiator. A freestanding fridge is included with the tenancy; however, this is provided on a goodwill basis and will not be repaired or replaced by the landlord if it becomes faulty. Stairs rise from the kitchen to the first floor accommodation.

Utility Room

A useful utility space fitted with wall and base units, tiled walls and plumbing/space for a freestanding washing machine. Please note that the washing machine is not included with the tenancy.

WC

Comprising a WC and wall-mounted wash hand basin with mixer tap, complemented by tiled walls, a heated chrome towel radiator, inset spotlights, a wall-mounted boiler and a window to the rear elevation.

Landing

The landing benefits from a radiator and attractive panelled walls, providing access to all first floor rooms.

Bedroom 1

A well-proportioned double bedroom with a window to the front elevation, radiator and inset spotlights.

Bedroom 2

A good-sized bedroom with a window to the rear elevation, laminate flooring, radiator and inset spotlights.

Bedroom 3

Window to the rear elevation, laminate flooring, radiator and inset spotlights.

Shower Room

A stylish shower room with fully tiled walls, a walk-in shower enclosure with electric shower, WC, wash hand basin with mixer tap, vanity unit, wall-mounted mirror, heated towel radiator, inset spotlights, extractor fan and a skylight providing natural light.

Externally

On street parking to the front and an enclosed rear yard with brick walls, gated access to the rear and an attractive pergola.

