



Cedar Street, Birkenhead

£140,000 Offers Over

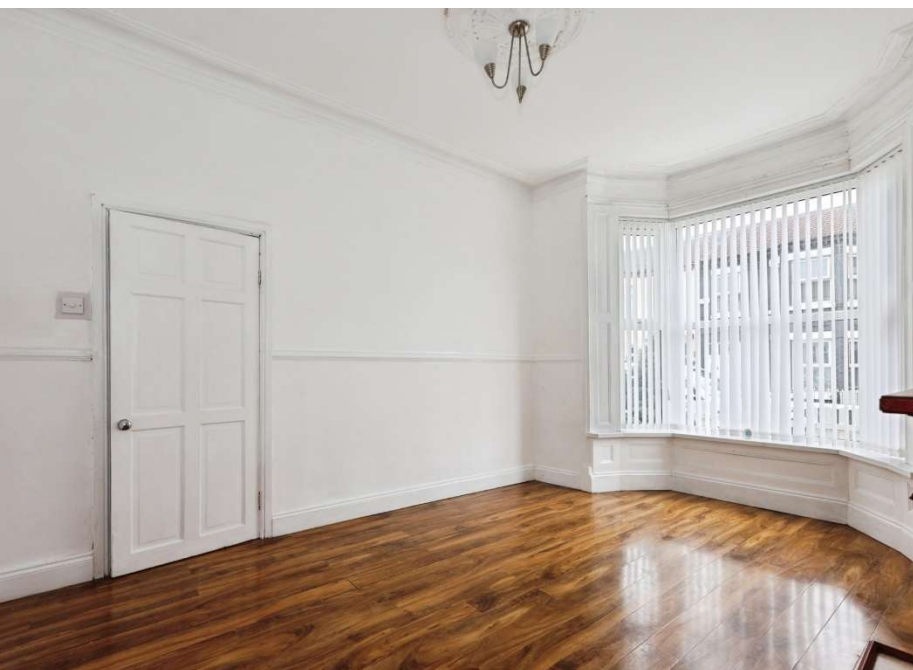


LESLEY HOOKS
ESTATE AGENTS





Deceptively spacious and ready to walk straight into, this cracking terraced home is one that's going to tick a lot of boxes for a lot of people. First time buyer? Perfect. Growing family? Absolutely. Savvy investor looking for a reliable buy to let? Look no further. Whatever your reason for moving, this one deserves to be at the very top of your list. Fitted throughout with uPVC double glazing and the benefit of combi fired gas central heating, you can move in and get cosy without a second thought. The accommodation flows beautifully — a welcoming hallway sets the tone, leading through to a bright lounge complete with a gorgeous bay window that floods the room with natural light. To the rear, the open plan kitchen dining room is the real heart of the home; a fantastic sociable space perfect for busy family life, entertaining friends or simply enjoying a quiet morning coffee. A useful utility room adds that extra touch of practicality that every home deserves. Head upstairs and you'll find three good size bedrooms — plenty of room for everyone — along with a spacious three piece bathroom that's just right for the morning rush or a long relaxing soak after a busy day. Step outside and the rear courtyard is a real little gem; low maintenance, private and complete with a timber garden shed for all your storage needs. Whether it's a summer barbecue, a quiet read in the sun or a safe space for little ones to play, this outdoor space punches well above its weight. The location? Spot on. Local shops, well regarded schools and excellent transport links are all within easy walking distance, making day to day life that little bit easier. And with no onward chain to worry about, the keys to your next chapter could be yours sooner than you think. Homes like this don't hang around — get in touch today before someone else beats you to it! Council tax band A. Freehold.



Hallway

15'10" (4.83m) x 6'5" (1.96m)

Lounge

14'10" (4.52m) Into Bay x 11'3" (3.43m)

Kitchen Dining Room

18'3" (5.56m) Max x 12'4" (3.76m) Max

Utility Room

7'3" (2.21m) x 6'0" (1.83m)

Bedroom One

13'0" (3.96m) x 10'5" (3.18m)

Bedroom Two

12'4" (3.76m) x 10'4" (3.15m)

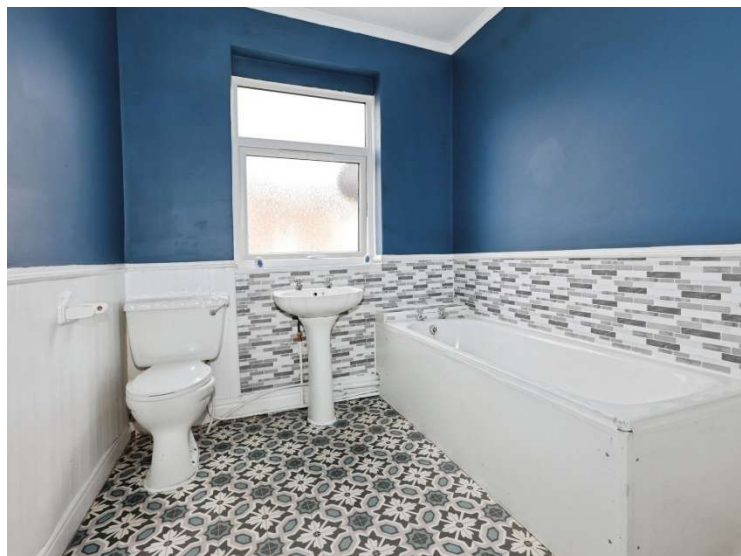
Bedroom Three

9'10" (3m) x 7'7" (2.31m)

Bathroom

9'4" (2.84m) x 7'5" (2.26m)







GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 970 sq.ft. (90.3 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of rooms, corridors, etc. are only approximate and no responsibility is taken for any error or omission in this brochure. This plan is for illustrative purposes only and should be checked with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given. Measurements are approximate.

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