



**Woodchurch Lane, Birkenhead, CH42 9PD**

**welcome to**

**Woodchurch Lane, Birkenhead**

A home with a commanding presence! Located on the increasingly popular Woodchurch Lane is this magnificent four-bedroom semi-detached residence which offers spacious accommodation throughout!! Call us today to arrange a viewing.



## Property Description

On entering, you immediately start to grasp the importance of what is on offer here, perfect for a first-time buyer, investor or a growing family. A grand entrance hallway acts as the heart of the property and leads you through towards the immaculate kitchen, dining room and living room. A place that is enjoyed throughout the day and ideal for entertaining friends and family.

As you go upstairs to the first floor you will find four good sized bedrooms, an Ensuite and a family bathroom completes this floor. Heading outside you quickly start to understand how important the gardens are to this residence. Immaculately maintained, this stunning yard is crying out to be enjoyed throughout the summer months.

### AGENTS NOTE:

This property was previously used as a cannabis factory.

### Lounge

12' x 11' 6" ( 3.66m x 3.51m )

Double-glazed bay window to the front and radiator.

### Dining Room

9' 5" x 13' 6" ( 2.87m x 4.11m )

Double-glazed window to the rear and radiator.

### Kitchen

9' 9" x 16' 1" ( 2.97m x 4.90m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Central heating boiler, plumbing for a washing machine and fridge freezer. Radiator, Double-glazed windows to the side and rear and double-glazed door to the side.

### First Floor Landing

#### Bedroom Three

12' 4" x 16' 4" ( 3.76m x 4.98m )

double-glazed bay window to the front and radiator.

### Bedroom Four

13' 4" x 10' 3" ( 4.06m x 3.12m )

Double-glazed windows to the side and rear, and radiator.

### Bathroom

Comprising bath with mixer taps, shower cubicle, his/hers vanity sink and WC. Double-glazed window to the rear and radiator.

### Second Floor Landing

#### Bedroom One

13' 5" x 10' 3" ( 4.09m x 3.12m )

Double-glazed window to the rear and radiator.

### En-Suite Bathroom

Partially tiled en-suite bathroom comprising bath with mixer taps and shower over, wash hand basin and WC. Radiator and double-glazed window to the rear.

### Bedroom Two

12' 2" x 15' 7" ( 3.71m x 4.75m )

Double-glazed window to the front, radiator and feature fireplace.



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welcome to

## Woodchurch Lane, Birkenhead

- Four Bedroom Semi Detached House
- Lounge
- Dining Room
- Kitchen
- En-Suite

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN116574 - 0003

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