



## 11 Woodin Road, Birkenhead, CH42 1QJ Offers In The Region Of £139,950



Nestled on Woodin Road in Birkenhead, this delightful house offers a perfect opportunity for first-time buyers and savvy investors alike. Built in 1959, this property has been well-maintained and is move-in ready, allowing you to settle in without delay.

The home features two inviting reception rooms, providing ample space for relaxation and entertaining. The three well-proportioned bedrooms offer comfortable living quarters, making it an ideal choice for families or those seeking extra space for guests or a home office. The property also includes a conveniently located bathroom, ensuring practicality for everyday living.

The location on Woodin Road is particularly appealing, as it combines a sense of community with easy access to local amenities, schools, and transport links. This makes it not only a wonderful place to call home but also a smart investment opportunity in a growing area.

With its blend of space, comfort, and convenience, this semi-detached house is a rare find in today's market. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home is sure to meet your needs. Do not miss the chance to view this lovely property and envision the possibilities it holds for you.

- Three Bedrooms
- Semi Detached
- Rear Garden
- Modern Kitchen
- Fitted Bathroom
- Fitted Carpets
- EPC Rating C

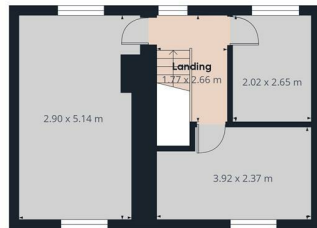


### Viewing

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



Floor 0



Floor 1

Approximate total area\*  
69.2 m<sup>2</sup>

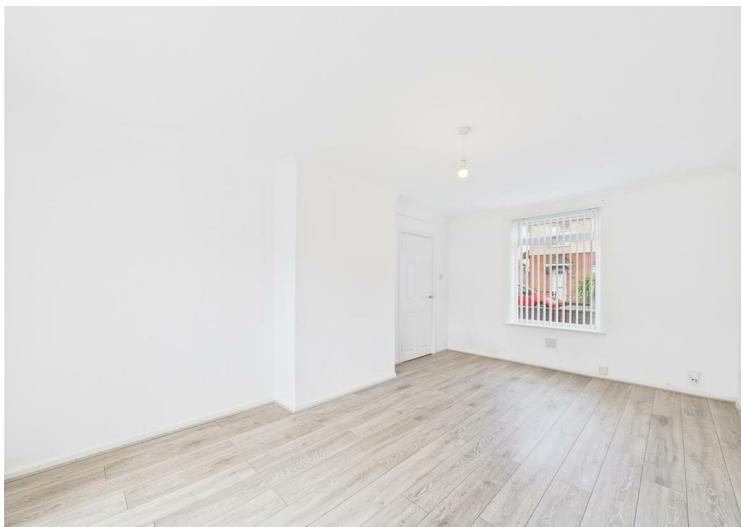
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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