



**Elm Road North, Birkenhead, CH42 9PA**

**welcome to**

**Elm Road North, Birkenhead**

A substantial five-bedroom mid-terraced period residence set on one of Prenton's most desirable streets. Offering impressive proportions across three reception rooms, a kitchen/diner, multiple bathrooms, and a beautiful mature rear garden.



## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

## Property Description

Situated on one of Prenton's most desirable streets, Elm Road North is a substantial five-bedroom mid-terraced period home offering impressive proportions, character, and outstanding long-term potential.

The property boasts three spacious reception rooms, a kitchen/diner, a ground-floor bathroom, along with an upstairs bathroom and separate WC. Upstairs, five excellent-sized bedrooms provide flexible accommodation ideal for family living. Externally, the home benefits from a beautiful mature rear garden and a well-maintained front garden, alongside two residents' parking permits.

While requiring modernisation (including central heating, double glazing and general upgrades), the property has been well cared for and remains fully liveable, offering an exciting opportunity to create a truly exceptional family home in a prime Oxtou/Prenton location.

### Entrance Porch

Single-glazed door to the front.

### Entrance Hall

Single-glazed door to the front and gas fire.

### Downstairs Bathroom/ Cloakroom

Comprising corner bath with shower over, wash hand basin, WC and Gas Fire.

### Lounge

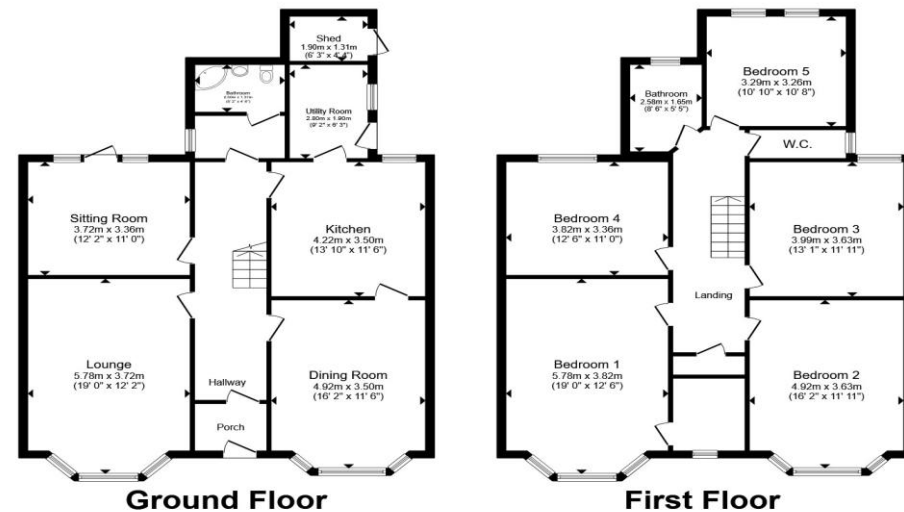
19' x 12' 2" ( 5.79m x 3.71m )

Double-glazed bay window to the front and gas fire.

### Dining Room

16' 2" x 11' 6" ( 4.93m x 3.51m )

Double-glazed bay window to the front, gas fire and wall lights.



Total floor area 199.0 m<sup>2</sup> (2,142 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



### Sitting Room

11' x 12' 2" ( 3.35m x 3.71m )

Single-glazed patio door to the rear and gas fire.

### Kitchen

13' 10" x 11' 6" ( 4.22m x 3.51m )

Fitted kitchen comprising wall and base cupboards and sink and drainer unit. Gas fire and single-glazed window to the rear.

### First Floor Landing

#### Bedroom One

19' x 12' 6" ( 5.79m x 3.81m )

Single-glazed bay window to the front and gas fire.

#### Dressing Room

8' 2" x 5' 5" ( 2.49m x 1.65m )

Single-glazed window to the front.

#### Bedroom Two

11' 11" x 16' 2" ( 3.63m x 4.93m )

Single-glazed bay window to the front and feature fireplace.

### Bedroom Three

13' 1" x 11' 11" ( 3.99m x 3.63m )

Single-glazed window to the rear.

### Bedroom Four

12' 6" x 11' ( 3.81m x 3.35m )

Two single-glazed windows to the rear with gas fire.

### Bedroom Five

10' 8" x 10' 10" ( 3.25m x 3.30m )

Two single-glazed windows to the rear.

### Bathroom

Comprising bath and wash hand basin. Gas fire and single-glazed window to the rear. Separate WC and single-glazed window to the side.

### Rear Garden

Rear garden with lawn, trees and flagstone path.



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## Elm Road North, Birkenhead

- Impressive five-bedroom period home
- Three spacious reception rooms
- Kitchen/diner plus two bathrooms and separate WC
- Beautiful mature rear garden
- Significant scope to modernise and add value

Tenure: Freehold EPC Rating: G

Council Tax Band: D

offers in the region of

**£295,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN116568 - 0004

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 jones & chapman



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