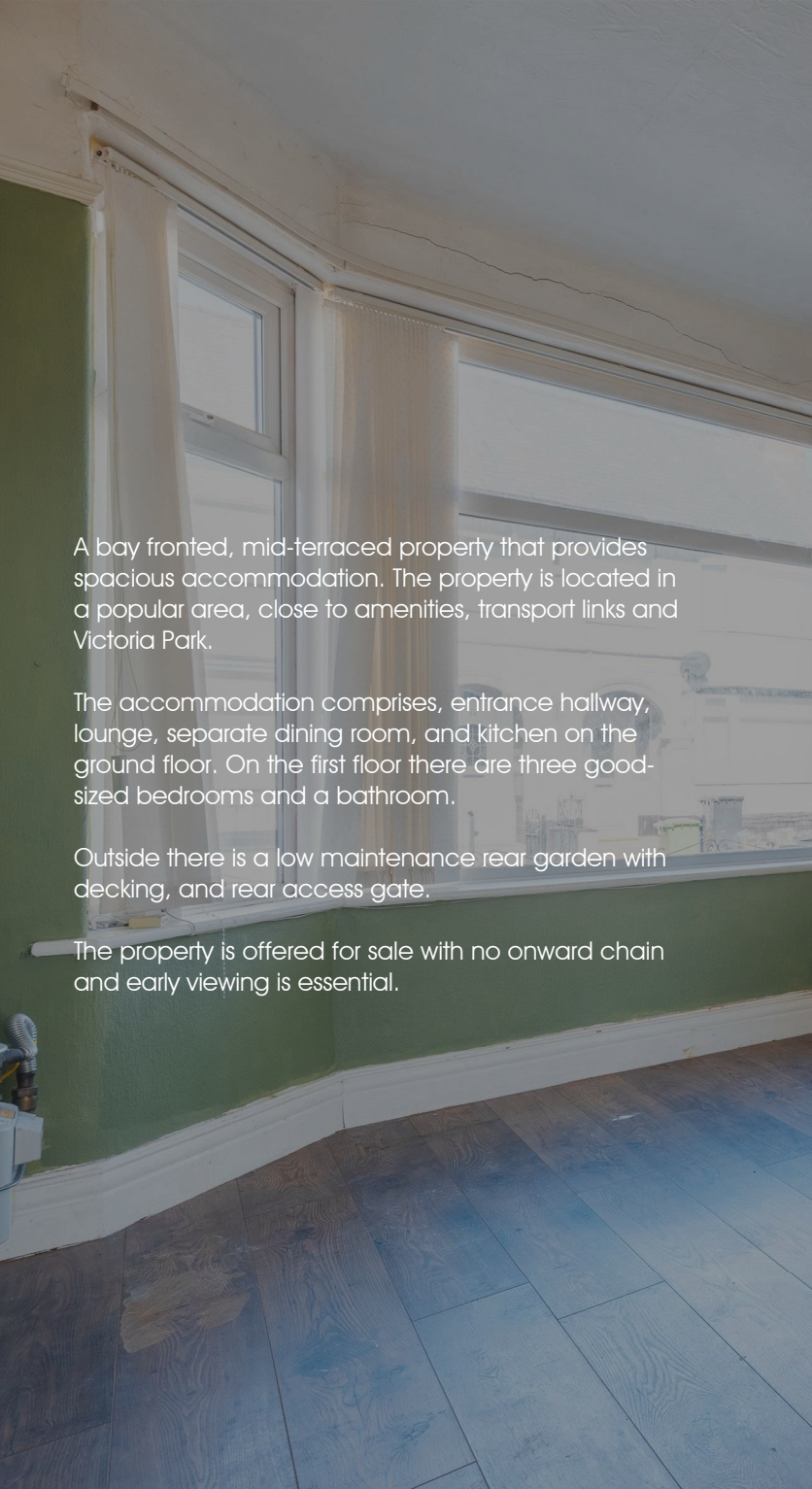




**Constables**  
SALES & LETTINGS

Westdale Road , Birkenhead

£135,000



A bay fronted, mid-terraced property that provides spacious accommodation. The property is located in a popular area, close to amenities, transport links and Victoria Park.

The accommodation comprises, entrance hallway, lounge, separate dining room, and kitchen on the ground floor. On the first floor there are three good-sized bedrooms and a bathroom.

Outside there is a low maintenance rear garden with decking, and rear access gate.

The property is offered for sale with no onward chain and early viewing is essential.



- Spacious Mid-Terraced Property
- Enclosed Rear Garden with Decking
- Three Bedrooms
- Popular Location
- Lounge & Dining Room
- No Onward Chain

## Hallway

## Lounge

12'11" into bay x 10'10" (3.94m into bay x 3.32m)

## Dining Room

11'5" x 10'10" (3.49m x 3.32m)

## Kitchen

11'7" x 6'10" max reducing to 4'9" (3.54m x 2.09m max reducing to 1.47m)

## Landing

## Bedroom One

12'11" x 10'6" (3.96m x 3.21m)

## Bedroom Two

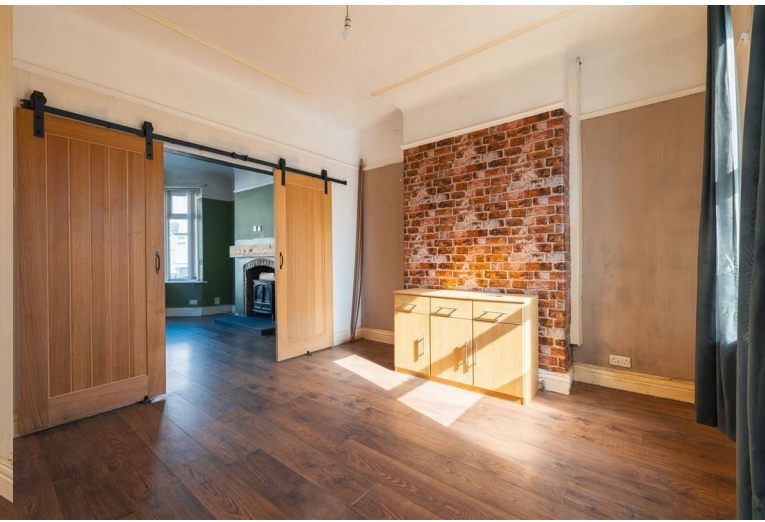
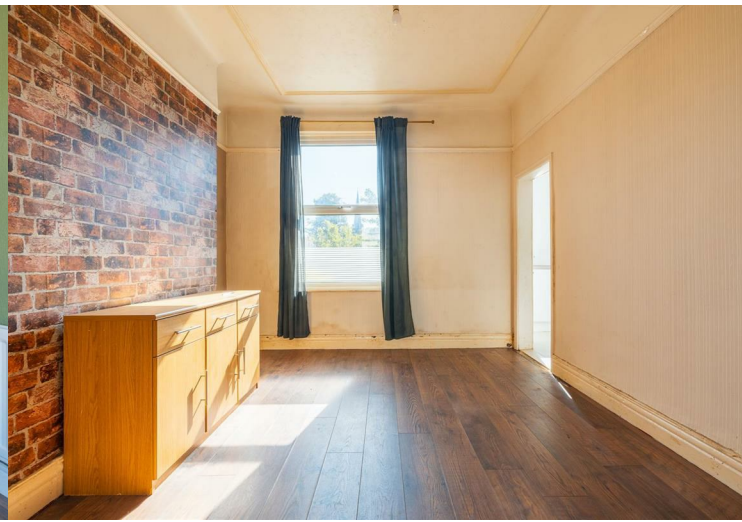
11'5" x 10'9" (3.50m x 3.29m)

## Bedroom Three

8'5" x 5'4" (2.58m x 1.65m)

## Bathroom

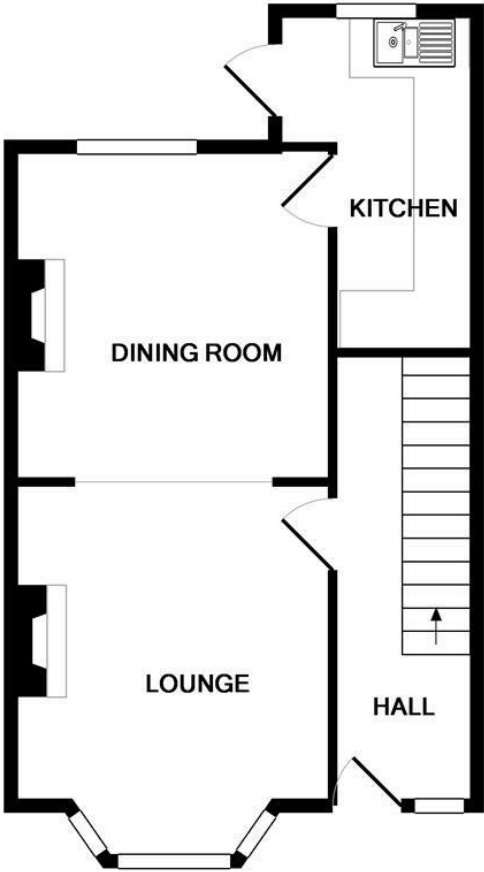
8'5" x 6'10" (2.57m x 2.10)



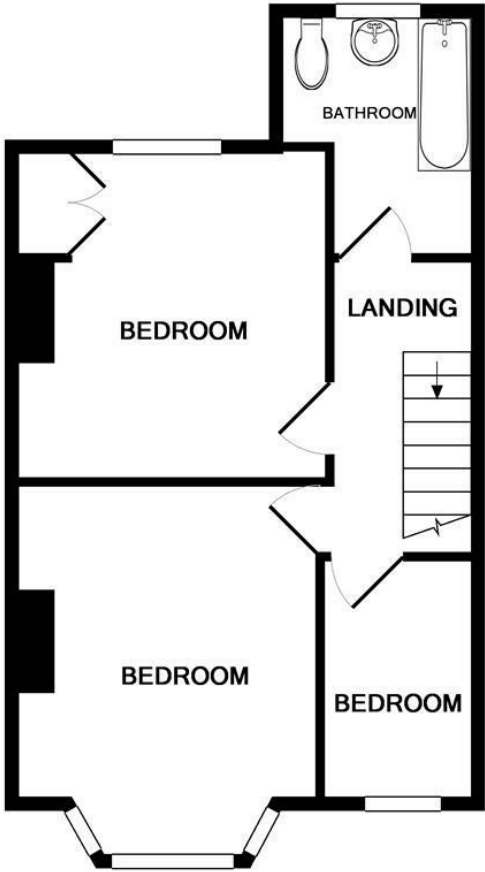


# EPC & Floor Plan

| Energy Efficiency Rating                    |                         |                                                                                   |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                         |
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92 plus) A                                 |                         |                                                                                   |
| (81-91) B                                   |                         |                                                                                   |
| (69-80) C                                   |                         |                                                                                   |
| (55-68) D                                   |                         |                                                                                   |
| (39-54) E                                   |                         |                                                                                   |
| (21-38) F                                   |                         |                                                                                   |
| (1-20) G                                    |                         |                                                                                   |
| Not energy efficient - higher running costs |                         |                                                                                   |
|                                             | 70                      | 80                                                                                |
| England & Wales                             | EU Directive 2002/91/EC |  |

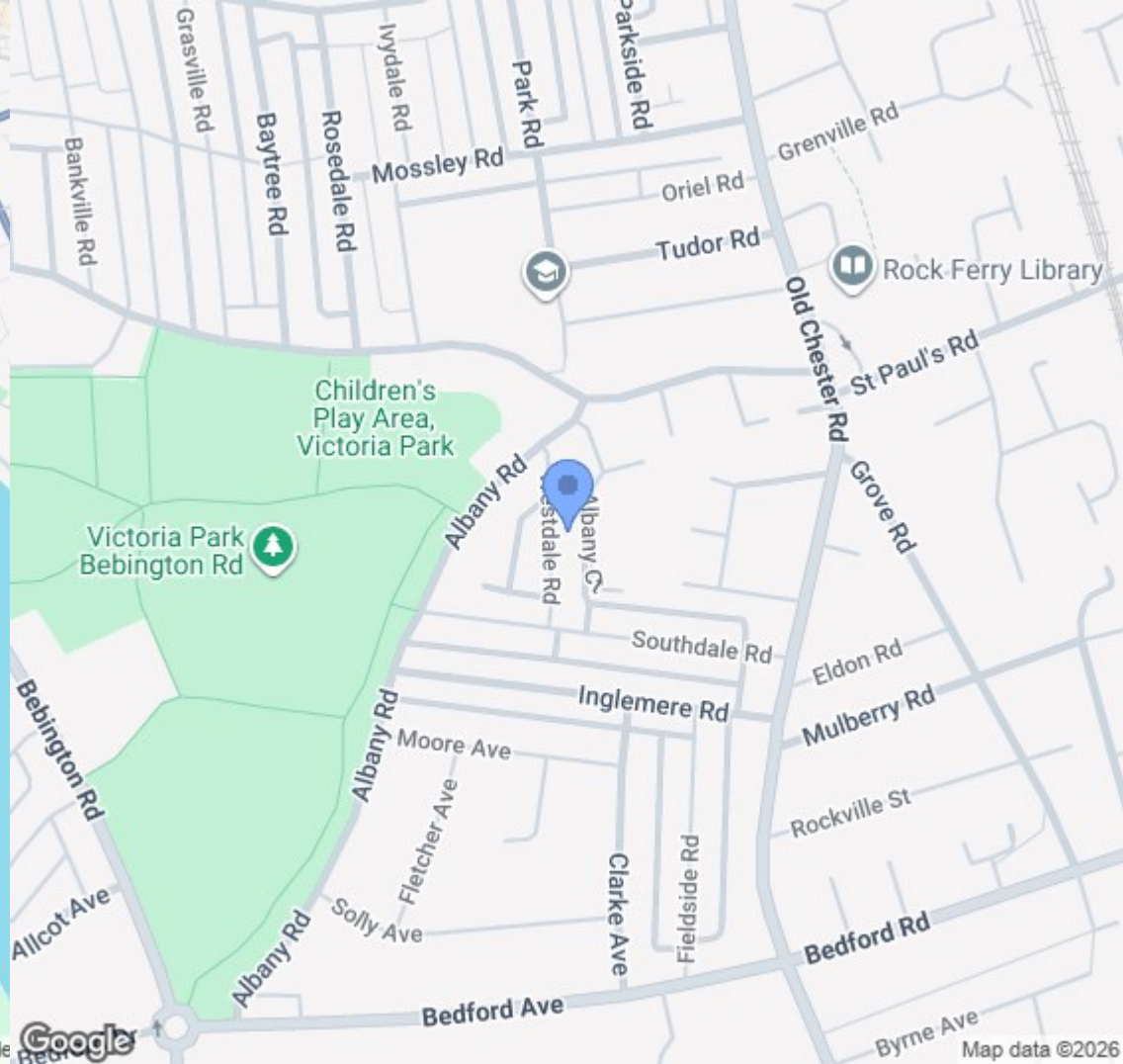
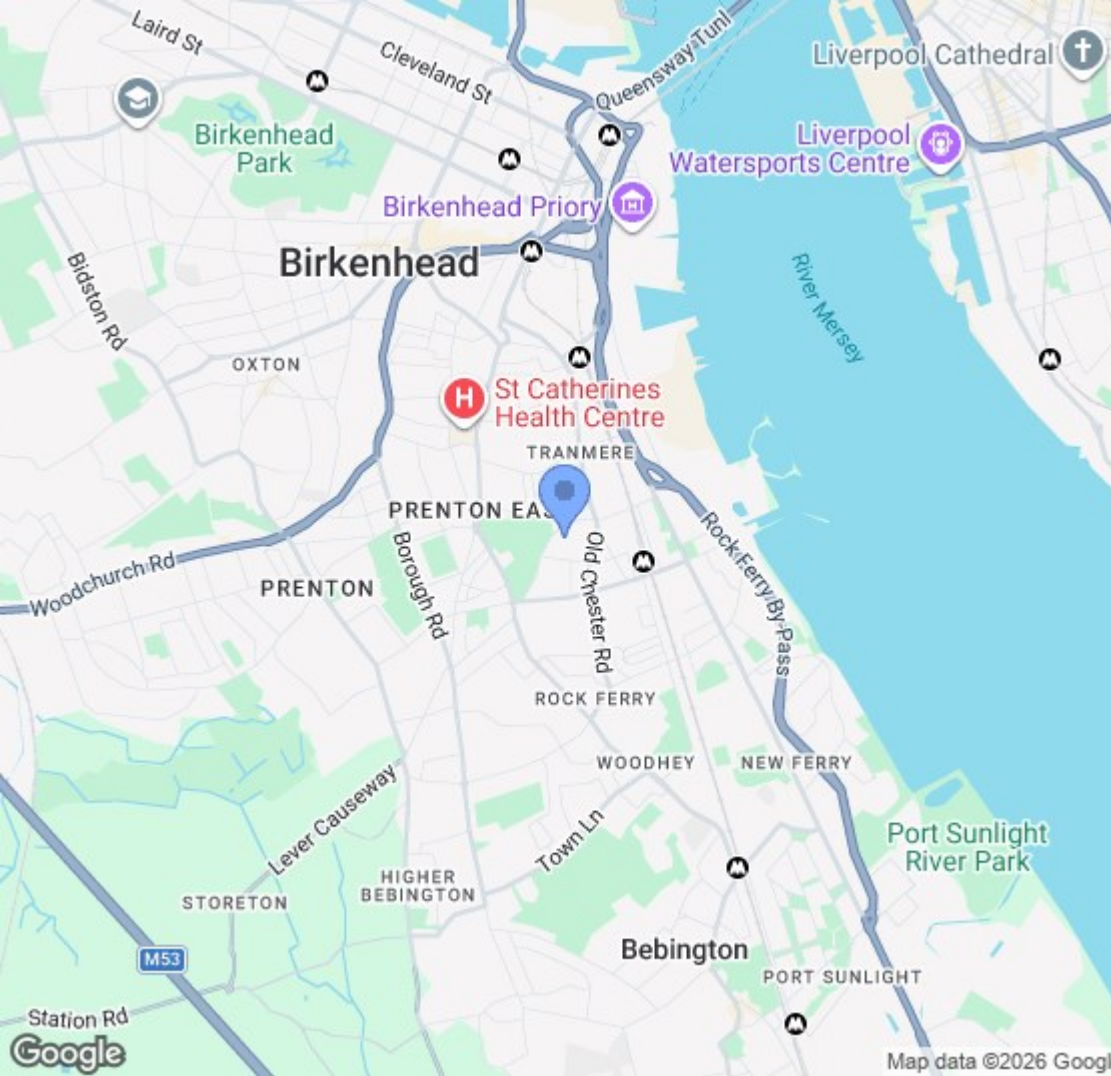


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Location Map

# Constables

S A L E S   &   L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

[www.constablesestateagents.co.uk](http://www.constablesestateagents.co.uk)

[info@constablesestateagents.co.uk](mailto:info@constablesestateagents.co.uk)

0151 353 1333