

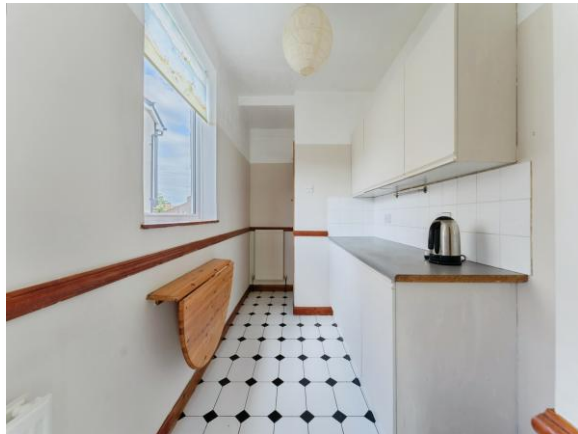


**Hawthorne Road, Higher Tranmere, Birkenhead, CH42 7LA**

**welcome to**

**Hawthorne Road, Higher Tranmere, Birkenhead**

A well-proportioned three-bedroom semi-detached home in a popular Higher Tranmere location, featuring a driveway and established rear garden. Offering generous living space and excellent potential for cosmetic improvement, this property is ideal for buyers looking to create a superb family home.



## Property Description

Situated on Hawthorne Road in the ever-popular residential area of Higher Tranmere, this three-bedroom semi-detached property offers spacious and well-laid-out accommodation throughout, combined with the opportunity for cosmetic modernisation to truly make it your own.

The ground floor features a welcoming entrance porch leading into a central hallway, providing access to a generous lounge measuring approximately 5.36m x 3.36m, creating a bright and versatile living space. To the front, there is a separate dining room with an attractive bay window, ideal for family meals or entertaining. The kitchen is positioned to the rear and offers a practical layout with scope for redesign or extension, subject to the necessary consents.

To the first floor, the property continues to impress with three well-proportioned bedrooms. Bedroom one is a spacious double with a bay window, while bedroom two also offers comfortable double accommodation. The third bedroom is a single room, perfect as a child's bedroom, home office, or dressing room. A family bathroom completes the first-floor layout.

Externally, the property benefits from a driveway to the front providing off-road parking, along with an established rear garden offering outdoor space with plenty of potential for landscaping or relaxation.

Overall, the property is in need of cosmetic updating but benefits from "excellent bones," a great layout, and generous room sizes throughout.

### Entrance Porch

Double-glazed composite door to the front.

### Entrance Hall

Single-glazed door and window to the front. Storage under stairs.

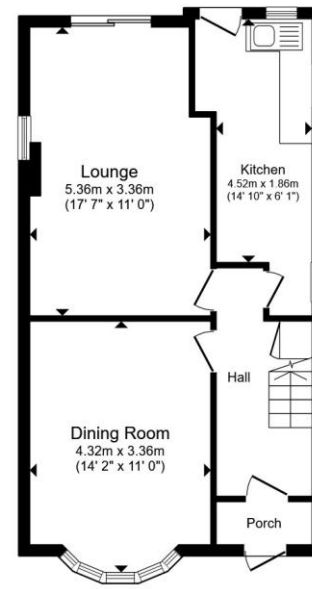
### Lounge

17' 7" x 11' ( 5.36m x 3.35m )

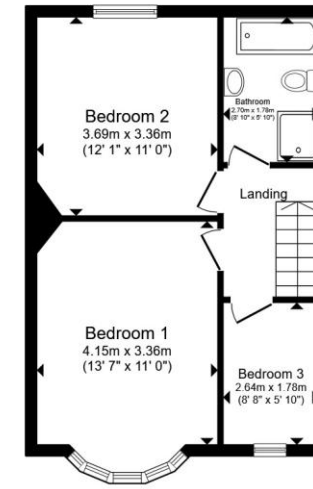
### Dining Room

14' 2" x 11' ( 4.32m x 3.35m )

Double-glazed patio doors to the rear, radiator and gas fire.



Ground Floor



First Floor

Total floor area 92.2 m<sup>2</sup> (992 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)



### Kitchen

14' 10" x 6' 1" ( 4.52m x 1.85m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Washing machine plumbing and radiator. Double-glazed windows to the side and rear and double-glazed door to the rear.

### First Floor Landing Bedroom One

13' 7" x 11' ( 4.14m x 3.35m )

Double-glazed bay window to the front and radiator.

### Bedroom Two

12' 1" x 11' ( 3.68m x 3.35m )

Double-glazed window to the rear and radiator. Central heating boiler and built-in wardrobes.

### Bedroom Three

8' 8" x 5' 10" ( 2.64m x 1.78m )

Double-glazed window to the front and radiator.

### Bathroom

Bathroom with four-piece bathroom suite comprising bath, shower cubicle, wash hand basin and WC. Radiator, loft access and double-glazed window to the rear.

### Outside Front Garden

With driveway to the front.

### Rear Garden

Rear garden with lawn and flag stone areas, garden shed and mature plants and foliage to borders.



**view this property online** [jonesandchapman.co.uk/Property/PTN116732](http://jonesandchapman.co.uk/Property/PTN116732)



welcome to

## Hawthorne Road, Higher Tranmere Birkenhead

- Spacious three-bedroom semi-detached property
- Two well-proportioned reception rooms
- Driveway providing off-road parking
- Established rear garden
- Bay-fronted dining room and main bedroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £220,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/PTN116732](https://jonesandchapman.co.uk/Property/PTN116732)



Property Ref:  
PTN116732 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 jones & chapman



**0151 608 2287**



[Prenton@jonesandchapman.co.uk](mailto:Prenton@jonesandchapman.co.uk)



349 Woodchurch Road, Prenton, PRENTON,  
Merseyside, CH42 8PE



[jonesandchapman.co.uk](https://jonesandchapman.co.uk)