



## 25 Moss Grove, Birkenhead, CH42 9LD Offers In The Region Of £195,000



This delightful semi-detached house offers a perfect blend of character and modern living. Built between the 1930s and 1950s, the property exudes a timeless appeal while providing ample space for a growing family or those seeking a comfortable home.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining area. The natural light that floods through the windows enhances the warm atmosphere, making it a welcoming environment for family and friends.

The house boasts three well-proportioned bedrooms, providing plenty of room for rest and privacy. Each bedroom offers a unique charm, perfect for personalisation to create your own sanctuary. The shared bathroom is conveniently located, ensuring ease of access for all residents.

The exterior of the property features a lovely garden, which presents an excellent opportunity for outdoor enjoyment, whether it be for gardening enthusiasts or for children to play. The semi-detached nature of the house allows for a sense of community while still providing the privacy one desires.

- Three Bedroom
- Semi Detached Property
- Two Reception Rooms
- Kitchen
- Bathroom
- Gas Central Heating
- Double Glazing
- Rear Garden
- Sought After
- EPC Rating TBC

### Viewing

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





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Vary energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 45      | 55        |
| EU Directive 2002/91/EC                     |         |           |



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