



Old Chester Road, Birkenhead

£675 PCM



LESLEY HOOKS
ESTATE AGENTS





Welcome to your new home! Step into this inviting ground floor flat and be greeted by a sense of light and space that defies expectations. With uPVC double glazing and efficient combi fired gas central heating, this cosy abode is not only stylish but also practical. As you enter, you're welcomed by a hallway that leads seamlessly into a bright lounge area featuring laminate flooring and a convenient door that opens up to the rear garden. Imagine yourself relaxing here, basking in the natural light that floods the room. Adjacent to the lounge is a fitted kitchen breakfast room, complete with an oven and four-ring gas hob. Whether you're whipping up a quick breakfast or entertaining guests, this space is as functional as it is charming. The flat boasts two generously sized double bedrooms, offering ample space for rest and relaxation. The stylish bathroom, with its pristine white three-piece suite, exudes a sense of modern elegance. Venture outside to discover your own little oasis—a delightful garden with a patio area that captures the warmth of the afternoon sun. Perfect for enjoying a cup of tea or hosting al fresco gatherings, this garden is a tranquil retreat from the hustle and bustle of everyday life. Conveniently situated just seconds away from Green Lane train station and a short drive from the Mersey Tunnel, accessing Liverpool city centre has never been easier. Whether you're commuting to work or exploring the vibrant city, this location offers the perfect balance of accessibility and tranquility. With its airy atmosphere, thoughtful layout, and prime location, this ground floor flat is more than just a place to live—it's a place to call home. Don't miss the opportunity to make it yours today! Council tax band A. EPC Rating C

Hallway
16'7" (5.05m) x 3'0" (0.91m)

Lounge
18'7" (5.66m) x 13'6" (4.11m)

Kitchen Breakfast Room
9'11" (3.02m) x 9'7" (2.92m)

Bedroom One
12'9" (3.89m) x 9'9" (2.97m)

Bedroom Two
9'5" (2.87m) x 8'10" (2.69m)

Bathroom
6'2" (1.88m) x 6'7" (2.01m)







GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq.ft. (60.4 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	78	78
(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	

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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