



**Cloughton Road, Birkenhead, CH41 4DX**

**welcome to**

**Cloughton Road, Birkenhead**

MUST SEE!! This property is either an amazing investment opportunity or a first time buyer's dream.

Request a viewing, because once it's gone, its gone!



## Property Description

Looking for a home that ticks all the boxes for space, location, and potential? This fantastic three-bedroom mid-terraced property could be just the one!

Set in a popular area with something for everyone, whether you're a first-time buyer ready to take that exciting step, a growing family needing more room, or an investor seeking a great opportunity, this home delivers on space and versatility.

Inside, you're welcomed by an entrance hall leading into a generously sized lounge, perfect for relaxing evenings, along with a separate dining room ideal for entertaining friends and family. The kitchen completes the ground floor, offering plenty of scope to make it your own. Upstairs, you'll find three well-proportioned bedrooms and a shower room, while the added bonus of a loft room gives you that extra flexibility — think home office, hobby space, or cosy retreat.

Outside, there's a low-maintenance rear yard, perfect for enjoying a bit of fresh air without the upkeep, plus convenient on-street parking to the front.

Homes with this much space don't stay on the market for long, so don't miss out! Call the Prenton office today to arrange your viewing and come see the potential for yourself.

### Lounge

15' 7" to bay x 11' 5" (4.75m to bay x 3.48m)

Double-glazed bay window to the front and radiator.

### Dining Room

11' 5" x 13' 5" (3.48m x 4.09m)

Double-glazed window to the rear and radiator.

### Kitchen

9' 11" x 14' 5" (3.02m x 4.39m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Gas oven and hob, central heating boiler and plumbing for a washing machine/tumble dryer. Double-glazed window and door to the side.

### First Floor Landing

#### Bedroom Two

14' 9" x 11' 9" (4.50m x 3.58m)

Double-glazed bay window to the front, radiator and built-in wardrobes.

#### Bedroom Four

9' 11" x 9' 9" (3.02m x 2.97m)

double-glazed window to the side and radiator.

#### Bedroom Three

9' 3" x 13' 1" (2.82m x 3.99m)

Double-glazed window to the rear and radiator.

### Shower Room

Comprising shower cubicle, wash hand basin and WC. Radiator and double-glazed window to the side.

### Loft Space

18' 10" x 12' 8" (5.74m x 3.86m)

With two skylights, two radiators and storage under eaves.

### Outside

### Rear Yard

Rear yard with brick storage shed.



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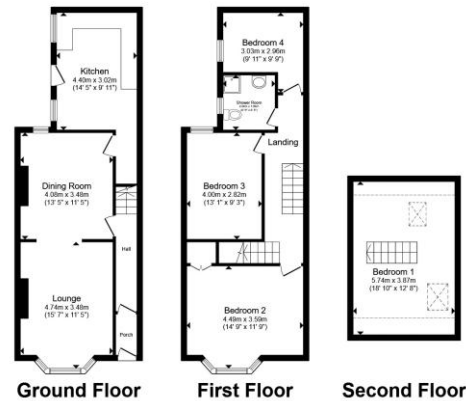


welcome to

## Cloughton Road, Birkenhead

- Three / Four Bedroom Mid Terraced House
- Lounge
- Dining Room
- Kitchen / Diner
- Shower Room

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A



Total floor area 124.0 m<sup>2</sup> (1,335 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.co

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# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN116592 - 0002

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