



**Raffles Road, Birkenhead, CH42 0HJ**

**welcome to**

**Raffles Road, Birkenhead**

A spacious 3-bedroom semi with a generous lounge, separate dining room (perfect for showing off your cooking... or your takeaway choices), and an extended kitchen. With a rear yard and on-street parking, it's got all the essentials—and just enough charm to make you say, "this could be the one."



## Property Description

Step right up to this fantastic three-bedroom semi-detached home, offering more space than you might expect and just enough personality to keep things interesting.

The ground floor welcomes you with a bright spacious lounge, complete with a lovely bay front, perfect for stretching out after a long day, hosting friends, or claiming "your spot" on the sofa (we all have one, don't we?).

Flowing through, the separate dining room gives you that all-important extra space, ideal for family dinners, entertaining guests, or pretending you're hosting a dinner party when it's really just pizza and a film. No judgment here.

To the rear, the extended kitchen offers a long, practical layout, room to cook, chat, and occasionally wonder why there are so many mugs but never a clean one when you need it.

Upstairs, you'll find three bedrooms, including two good-sized doubles and a third room that's perfect as a nursery, home office, dressing room, or the place where the laundry goes to "rest" for a few days. The bathroom is conveniently located and ready for busy mornings (and those "just five more minutes" moments).

Outside, the rear yard keeps things low maintenance. To the front, on-street parking means you're never too far from your front door.

All in all, this home offers space, flexibility, and plenty of potential—whether you're moving up, starting out, be quick - book to view today!!

## Entrance Hall

Double-glazed door to the front and radiator.

## Lounge

14' 2" x 11' 11" ( 4.32m x 3.63m )

Double-glazed bay window to the front, radiator and electric fire.

## Dining Room

12' 10" x 11' ( 3.91m x 3.35m )

Double-glazed patio door to the rear and radiator.

## Kitchen

18' 8" x 7' 10" ( 5.69m x 2.39m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Pantry cupboard. Electric oven and gas hob. Washing machine, dishwasher, fridge and freezer.

## First Floor Landing

With loft access.

## Bedroom One

14' 2" x 11' 3" ( 4.32m x 3.43m )

Double-glazed bay window to the front and radiator.

## Bedroom Two

12' 10" x 11' 3" ( 3.91m x 3.43m )

Double-glazed window to the rear, radiator and central heating boiler.

## Bedroom Three

7' 9" x 6' 3" ( 2.36m x 1.91m )

Double-glazed window to the front and radiator.

## Bathroom

Tiled bathroom comprising bath with mixer taps and shower over, wash hand basin and WC. Radiator and double-glazed window to the rear.

## Outside

## To The Rear

With yard to rear.



Total floor area 95.0 m<sup>2</sup> (1,023 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)

  
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welcome to

## Raffles Road, Birkenhead

- Three Bedroom Semi Detached House
- Lounge
- Dining Room
- Kitchen
- Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £140,000



Please note the marker reflects the postcode not the actual property

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