



BARRINGTON CADDICK
Estate Agents & Lettings Ltd

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64 Larch Road

, Birkenhead, CH42 0JQ

£99,950



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Nat Nav :

For Satellite Navigation the postcode is : CH42 0JG

Accommodation Comprising :

A white UPVC double glazed front door leading into the vestibule, with wood laminate floor, dado rail and half glazed interior door into the the entrance hallway.

Entrance Hallway :

Offering matching interior half glazed doors, wood laminate floor, dado rail, central heating radiator and stairs leading to the first floor.

Front Lounge :

11'3 x 11'9 (3.43m x 3.58m)

An attractive bright front lounge, with a large white UPVC double glazed bay window overlooking the front of the house, an ornate fire place with gas fire, marble inset and matching plinth, wood laminate floor, two meter cupboards, central heating radiator and coved ceiling.

Rear Dining Room :

11'0 x 14'6 (3.35m x 4.42m)

Another lovely room, with a feature fire surround with gas living flame fire, marble inset and matching plinth, white UPVC double glazed french doors leading into the enclosed rear yard, wood laminate floor, central heating radiator and access into the kitchen.

Kitchen :

8'1 x 8'9 (2.46m x 2.67m)

An outstanding integrated modern contemporary designed kitchen incorporating a stainless steel sink unit with single drainer and extending chrome mixer taps. An impressive range of white gloss wall and base

cabinets with stylish black work top surfaces, an integrated gas 4 ring hob with oven and canopy extractor above, integrated fridge/freezer and washing machine, a concealed Ideal gas central heating boiler, white brick styled ceramic tiled walls, black colored ceramic tiled floor and white UPVC double glazed picture window overlooking the enclosed rear yard.

Stairs to First Floor :

With full length handrail leading onto the landing. The landing has seen some changes, with stairs leading onto the converted loft room, a range of fitted wardrobes, matching interior doors, white UPVC double glazed picture window overlooking the front of the house, central heating radiator and wood laminate floor.

Rear Bedroom 1 :

9'3 x 11'3 (2.82m x 3.43m)

Offering a range of fitted wardrobes, with mirror panel and hanging rails, wood laminate floor, white UPVC double glazed picture window and central heating radiator.

Front Bedroom 2 :

8'9 x 10'3 (2.67m x 3.12m)

Another room with fitted wardrobes, mirror panel and hanging rails, wood laminate floor, central heating radiator and white UPVC double glazed picture window.

Combined Bathroom :

A large 4 piece family bathroom, offering a white low level WC, ceramic pedestal wash hand basin and matching large corner bath with chrome mixer taps and

a hand held shower extension, a separate shower enclosure with an electric Redring shower, ceramic tiled walls, wood laminate floor, white UPVC double glazed picture window, central heating radiator and pvc ceiling panelling.

Converted Loft :

10'6 x 14'9 (3.20m x 4.50m)

With stairs leading onto the converted loft room, this is a perfect multi functional room, perfect as a bedroom or a home office, with two double glazed Velux skylights and excellent eaves storage.

Outside :

To the front of the house is a brick retaining wall and a couple of steps to the front door.

Rear Yard :

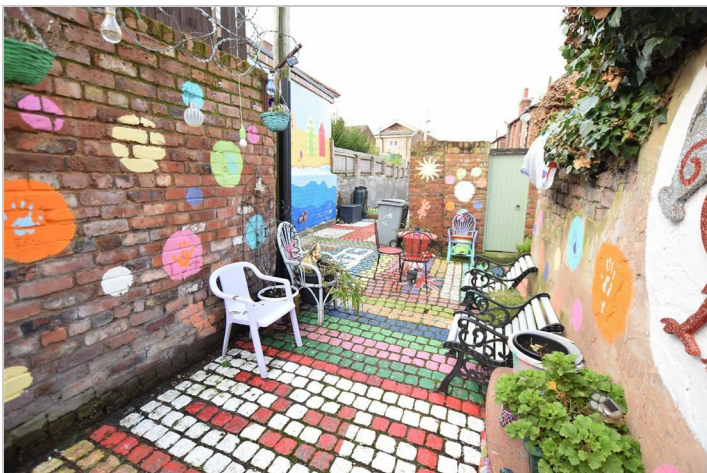
The south facing aspect is perfect for enjoying the afternoon sun, with high brick retaining walls, rear gate access and paved floor.

Council Tax :

2021-2022 Council Tax Band 'A' - £1,327.50 Per annum.

Note :

Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.



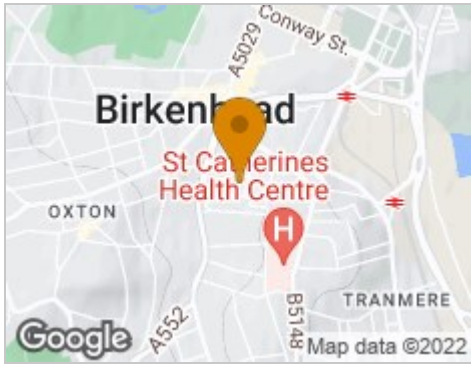
Road Map



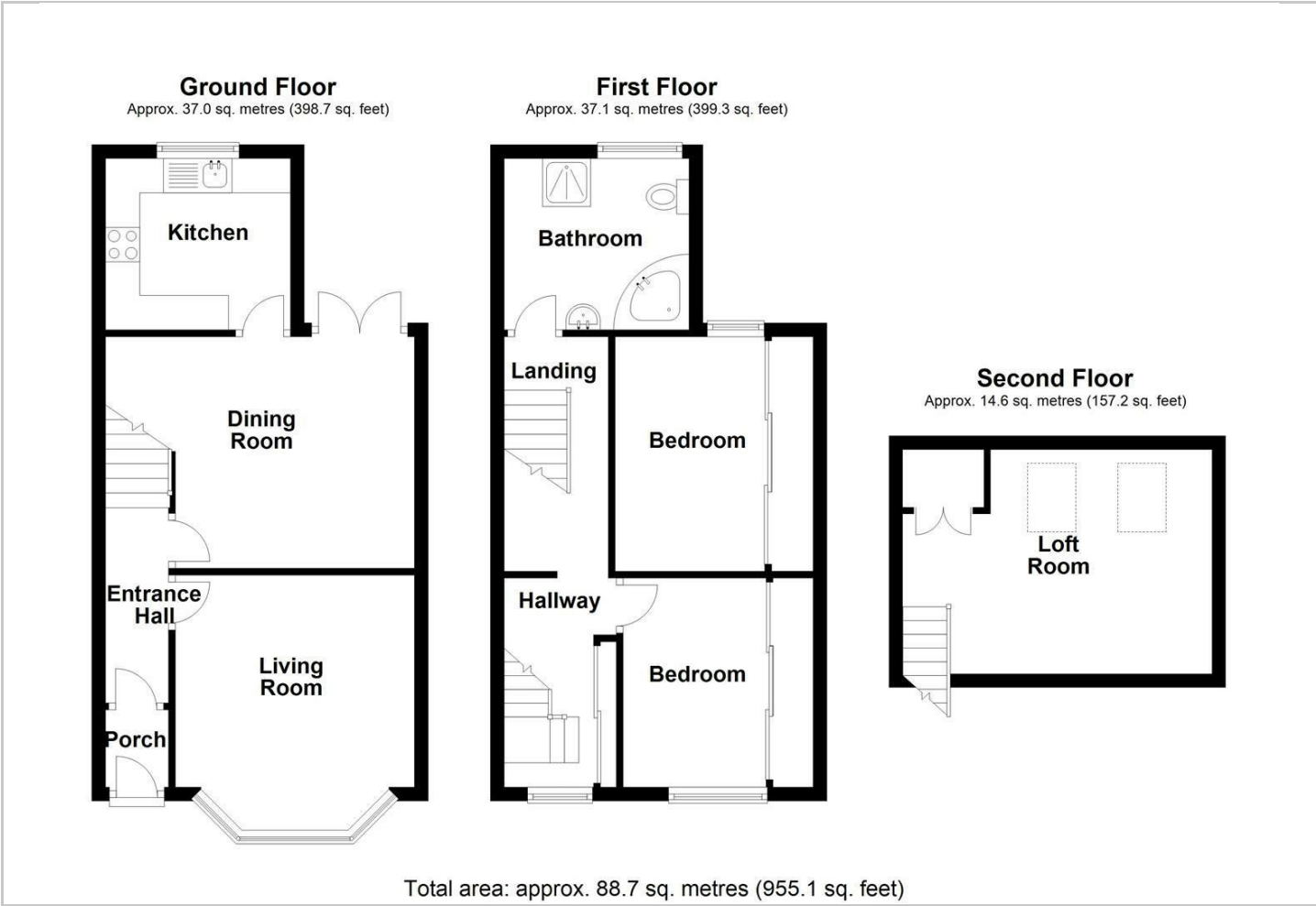
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Prenton Office on 0151 608 0066 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

