



## 28 North Road, Birkenhead, CH42 7JE Offers In The Region Of £260,000

 5  3  2  E

This mid-terrace house presents an excellent opportunity for those seeking a spacious family home or a property with potential for modernisation. Boasting an impressive 2,390 square feet, this residence features five well-proportioned bedrooms, providing ample space for family living or guest accommodation.

In addition to the bedrooms, the property includes two dedicated office rooms, making it ideal for those who work from home or require extra space for study. The dining kitchen is a welcoming area, perfect for family meals and entertaining friends. With three bathrooms, convenience is at the forefront, ensuring that morning routines run smoothly for all occupants.

The property also benefits from off-road parking, a valuable asset in this bustling area, and a rear garden that offers a private outdoor space for relaxation or gardening enthusiasts. While the home is in need of some modernisation, it presents a fantastic opportunity for buyers to put their own stamp on it and create a truly personalised living space.

This property is well-situated, providing easy access to local amenities, schools, and transport links, making it an attractive option for families and professionals alike. With its generous space and potential, this mid-terrace house on North Road is not to be missed.

- Five Bedrooms
- Semi Detached House
- Two Reception Rooms
- Dining Kitchen
- Three Bathrooms
- Utility Room
- Rear Garden
- Off Road Parking
- Sought After Location
- 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



Approximate total area\*  
192.4 m<sup>2</sup>  
Reduced headroom  
5.9 m<sup>2</sup>

(1) Excluding balconies and terraces.

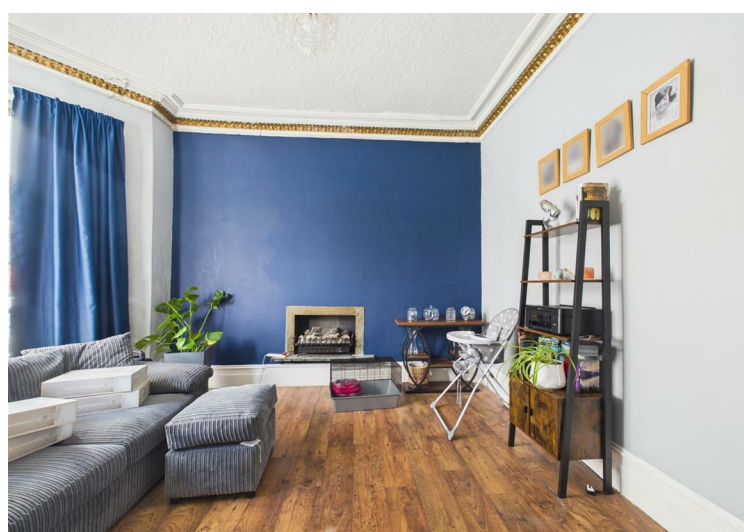
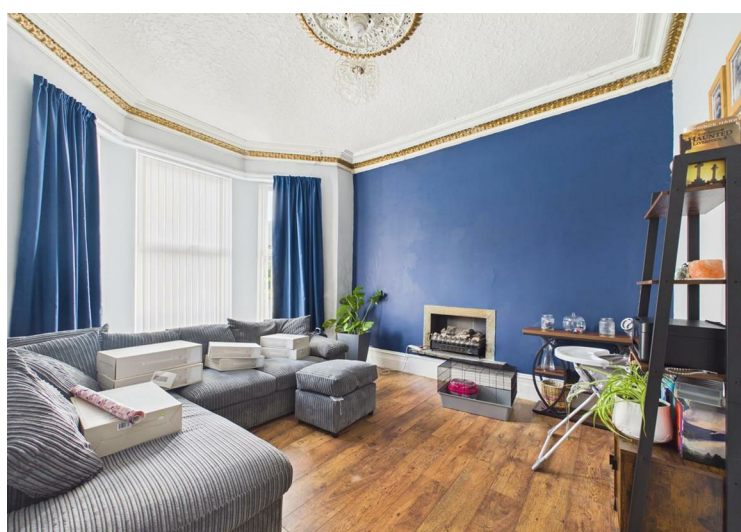
Reduced headroom  
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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#### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 54      |           |
| EU Directive 2002/91/EC                     |         |           |



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.

93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ  
T. 0151 638 6313 | E. sales@bakewellhorner.co.uk  
<https://www.bakewellhorner.co.uk/>