



Old Chester Road, Birkenhead, CH42

£275,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 5

SPACIOUS, UNIQUE & TRADITIONAL! - Set down Old Chester Road, and close to a fantastic range of local amenities including convenience stores, post office, Oval Leisure centre and various well-regarded schools, is a new property available for purchase. Setback from the road on a ge

Key features:

- Set Over Three Floors
- Generous Room Sizes
- 5/6 Double Bedrooms
- 2 Reception Rooms with Unique Characteristics
- NO CHAIN!
- Gated Private Driveway
- Generous Off Road Parking

Extra info:

- **Property Age:** 100 years
- **Council Tax:** Band C (£1620.65 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



SPACIOUS, UNIQUE & TRADITIONAL! - Set down Old Chester Road, and close to a fantastic range of local amenities including convenience stores, post office, Oval Leisure centre and various well-regarded schools, is a new property available for purchase. Setback from the road on a generous plot you can find this spacious and traditional five bedroom semidetached home. Developed and extended over the years, this is the ideal home for the larger modern family. Enter the property into the porch, leading through into the spacious and welcoming hallway, with stairs rising to the first floor, with a door beneath the stairs leading down into the basement. The basement/cellar consists of a landing with a door leading through into a storage room with a wall safe, ample storage including a wine cellar! Underfloor is insulated and the main area is currently used as storage and fitness area for weight training hanging boxing bag, and ample storage space and potential conversion. To the front of the property is the lounge, with laminate flooring throughout, at bay window to the front and an electric wall mounted fireplace. Behind the lounge there is a further lounge/diner, extended to the side with laminate flooring and log burner. To the end of the hall there is access into the kitchen diner, with fully tiled flooring, and exterior door to the side, as well as a further set of double opening French doors leading out onto the patio. The kitchen itself comprises a comprehensive range of fully fitted kitchen units, to include an integrated oven, five-ring gas hob and extractor, as well as space and plumbing for further appliances. To the first floor the landing leads to 3 generous double bedrooms, and a modern three-piece family bathroom suite, with a vanity wash-hand basin and power shower. Stairs rise to the third and final floor, with a further two double bedrooms, one of which offers fantastic space for any use and is currently being used as a gym/studio with Velux skylights and fitted mirrors. There is loft space on top floor with insulation and boarding for extra storage. To the front of the property there is a large concrete driveway/forecourt accessible via a pedestrian gate and further double-gates, and offering ample off-road parking for multiple vehicles. Forecourt has a detachable badminton/volleyball net suitable for games for both adults and children. A further set of double gates lead through the wide side access carrying on into the rear. The concrete driveway carries on into an attractive and low-maintenance patio with a raised decked area to the corner. This unique and rare property has been tastefully modified by the current owners and is available to view with NO CHAIN! Furniture and appliances are negotiable as part of the sale. Do not miss out on this rare opportunity, book your viewing online today.

Floor plan:



Total area: approx. 225.0 sq. metres (2422.3 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

606, Old Chester Road, BIRKENHEAD, CH42 4NW

Dwelling type: Semi-detached house	Reference number: 2808-6021-6227-9018-5954
Date of assessment: 20 March 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 20 March 2018	Total floor area: 218 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 8,994
Over 3 years you could save	£ 4,374

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 309 over 3 years	<div style="background-color: #008000; color: white; padding: 10px; border: 1px solid white; width: 60px; margin: 0 auto;"> You could save £ 4,374 over 3 years </div>
Heating	£ 8,334 over 3 years	£ 3,960 over 3 years	
Hot Water	£ 351 over 3 years	£ 351 over 3 years	
Totals	£ 8,994	£ 4,620	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
38	72

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,892
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,500
3 Floor insulation (suspended floor)	£800 - £1,200	£ 426

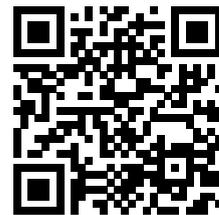
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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