



Asquith Avenue, Birkenhead, CH41 8AT
£900 PCM

 3 Bedroom  2 Reception  1 Bathroom  D

Hewitt Adams is delighted to offer to the rental market this beautifully presented three-bedroom mid-terrace property, ideally situated on Asquith Avenue in Birkenhead, within easy reach of Birkenhead Park, the train station and a wide range of local amenities and transport links.

The property has recently undergone a number of improvements, including new flooring to the entrance hallway, new carpets throughout and fresh decoration, creating a bright and well-presented home ready for immediate occupation.

In brief, the accommodation comprises an entrance hallway, lounge, separate dining room, spacious kitchen/diner, three bedrooms and a modern shower room.

Externally, the property benefits from an enclosed rear yard with a decked seating area, while on-street parking is available to the front.

The property is offered on an unfurnished basis and is available immediately, subject to the usual referencing and affordability checks. No smokers

www.hewittadams.co.uk	A: 20 Pensby Road, Heswall, CH60 7RE	T: 0151 342 8200
Hewitt Adams Ltd. Registered in England	Company Reg No: 09987691	Company VAT No: 249324300

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Entrance & Hallway

UPVC front entrance door leading into the hallway, with laminate flooring, radiator and staircase rising to the first-floor accommodation.

Lounge

14'3x10'10 (4.34mx3.30m)

Bay window to the front elevation, radiator, electric fire, laminate flooring, built-in unit and feature glass shelving.

Dining Room

13'3x'11 (4.04mx'3.35m)

Window to the rear elevation, tall feature column radiator and electric fire.

Kitchen

13'9x8'11 (4.19mx2.72m)

Spacious kitchen/dining room comprising a range of wall and base units with worktops, inset sink and drainer with mixer tap, double oven, electric hob with overhead extractor fan and concealed gas boiler. Window and UPVC door to the side elevation, additional extractor fan and tiled flooring.

Landing

Spacious landing providing access to all first-floor rooms, with useful built-in storage cupboard

Bedroom 1

14'2x14'2 (max) (4.32mx4.32m (max))

Bay window to the front elevation and tall feature column radiator.

Bedroom 2

13'3x7'8 (4.04mx2.34m)

Window to the rear elevation, tall feature column radiator and built-in storage unit.

Bedroom 3

8'10x8'11 (2.69mx2.72m)

Window to the rear elevation and tall feature column radiator.

Shower Room

Modern shower room comprising a curved shower cubicle with thermostatic shower, WC and wash basin set within a

vanity unit with mixer tap. Radiator, window to the side elevation and panelled walls.

Externally

To the rear is an enclosed yard with gated access and a decked area. Please note if the decked area was to fail in the future, this would not to be replaced by the landlord.

