



## Willowbank Road, Birkenhead, Merseyside CH42 7JX Offers In The Region Of £185,000

 2 Bedroom  1 Reception  2 Bathroom 

**\*\*High Specification Finish - Prominent Elevated Position - Attractive Views - Luxury Kitchen & Bathroom - Smart Home Enabled - No Chain - Motivated Seller & Realistic Offers Would Be Considered\*\***

Hewitt Adams are thrilled to showcase 'Rose Cottage' - this stunning two bedroom mid-terraced property located on Willowbank Road in Tranmere. Enjoying an impressive elevated position on the road the property sits in a generous plot, set back far from the road and completely hidden from the road due to it's position and the high hedgerow around the property.

The home has been painstakingly modernized and renovated top to bottom by the current owners and comes to the market with NO ONWARD CHAIN. The property is ideal for first time buyers or anyone looking for an easy to maintain and immaculately presented property located close shops and bus links. The property enjoys elevated views across town.

In brief the accommodation affords; entrance porch, hall, lounge, kitchen and dining room, w.c / utility. Upstairs there are two double bedrooms and a bathroom. With private front and rear outdoor patio gardens.

The property boasts a high specification open aspect kitchen with contemporary glazed dining area extension, a modern luxury quality four piece bathroom suite. The property is also smart home enabled meaning lighting, security and heating elements can all be controlled via mobile / app if so desired.

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

**Front Entrance**

Composite front door into;

**Porch**

Belgium style patterned tiles, double glazed windows to side elevations, glazed inner door to;

**Hall**

Staircase to first floor

**Kitchen**

18'9x12'3 (5.72mx3.73m)

A modern and high specification open aspect kitchen which flows into the contemporary dining area. With fitted wall and base units, granite worktops, breakfast island granite worktops, Beiling cooker, Belfast sink, free standing Samsung fridge freezer, integrated Bosch dishwasher, modern vertical radiator, double glazed patio doors out to front aspect, double glazed window to rear, ceramic tiled floor, door into W.C / Utility and door out to rear yard. Opens into;

**Dining Area**

10'10x9'3 (3.30mx2.82m)

An impressive modern 'glass encased' dining area extension to the open aspect breakfast kitchen, with double glazed windows and ceiling, ceramic tiled floor, power points. Offering generous space for a dining table and chairs.

**W.C / Utility**

7'3x5'8 (2.21mx1.73m)

Comprising low level W.C and vanity wash basin on granite countertop with Hotpoint washer dryer below, heated towel rail, store cupboard, ceramic tiled floor

**Lounge**

12'6x14'2 (3.81mx4.32m)

Double glazed bay window to front aspect, ornate fireplace, TV point, modern radiator, power points, wooden flooring

**UPSTAIRS**

**Bedroom 1**

12'6x11'10 (3.81mx3.61m)

Generous double bedroom with double glazed window to front aspect, modern radiator, power points

**Bedroom 2**

11'9x9'2 (3.58mx2.79m)

Double glazed window to front aspect, modern radiator, power points

**Bathroom**

7'8x9'00 (2.34mx2.74m)

A high specification modern bathroom comprising; free standing bath with waterfall tap, wash hand basin vanity with waterfall tap, shower, low level W.C, heated towel rail, fully tiled walls and floor, double glazed window to side aspect

**EXTERNALLY**

Front Aspect - An attractive and elevated front patio garden and sun terrace with water feature, seated area, high hedgerows providing absolute privacy from the road

Rear Aspect - An easy to maintain rear yard, private and walled, with rear gate access.

**Smart Home Info**

Lighting - Lightwave mobile app

Heating - Netatmo mobile app

Security - Netatmo mobile app

