



**VICTORIA ROAD, BIRKENHEAD, WIRRAL,
CH42 0JX**

£180,000



A charming family home blending character, woodburning stoves and modern family living, complete with generous gardens in a good location.



- Originally Built In 1863
- Cosy Front Lounge with Woodburning Stove
- Modern Kitchen with Integrated Fridge & Freezer
- Spacious Kitchen Diner with Woodburning Stove
- Contemporary Family Bathroom with Corner Bath

- Two Double Bedrooms & One Single
- Large Rear Garden
- On Street Parking
- Virtual Tour & 3D Floor Plan Available
- Viewings Recommend to Appreciate - Call to Book Now!











Originally built in 1863 as Cresford Cottage, this beautifully presented three-bedroom home blends period character with modern family living, offering generous accommodation across two floors and a substantial rear garden.

The ground floor welcomes you with a bright front-facing lounge featuring a charming woodburning stove, creating a cosy and inviting living space. To the rear, the spacious kitchen diner also benefits from a second woodburning stove, making it an ideal hub for entertaining and everyday family life. The modern fitted kitchen includes integrated fridge and freezer units and offers ample storage and preparation space.

Upstairs, the property comprises two well-proportioned double bedrooms, a comfortable single bedroom and a contemporary family bathroom fitted with a corner bath and electric shower over.

Externally, the property enjoys a generously sized rear garden, perfect for outdoor dining, family activities or further landscaping potential.

Situated on Victoria Road in Birkenhead, this characterful cottage offers an excellent opportunity for buyers seeking a home with original charm, practical living space and modern comforts in a convenient residential location.

Some images may be digitally edited, virtually staged, or AI-enhanced for marketing purposes. They are intended as a guide only and may not accurately represent the property's current condition. Prospective purchasers should verify all details through their own inspection.

Please Note: Any fixtures and fittings should be agreed upon with the seller. If ground rent or service charges apply, please have your solicitor confirm the details, as the information provided in this advert cannot be guaranteed. These details are intended as a general guide and do not form part of any offer or contract. Buyers should not rely solely on this information and are advised to carry out their own checks or inspections. No one working for this agency is authorised to make guarantees or promises about the property. All measurements are approximate, and we have not tested any equipment (such as gas, electrical, or heating systems), so buyers should ensure everything is in working order before making any legal commitments.

Council Tax Band: A (Wirral Borough Council)

Tenure: Freehold

Parking options: On Street

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Entrance Hallway

w: 1.81m x l: 5.1m (w: 5' 11" x l: 16' 9")

UPVC Door, Carpeted, Radiator, Stairs to First Floor, Under Stairs Utility Space.

Living Room

w: 3.65m x l: 3.61m (w: 12' x l: 11' 10")

Bay Fronted, Brick Chimney Breast with Woodburning Stove, Carpeted, Radiator.

Dining

w: 3.81m x l: 3.88m (w: 12' 6" x l: 12' 9")

Open Plan Kitchen Diner, Woodburning Stove, UPVC Doors to Rear Garden, Vinyl Flooring, Radiator.

Kitchen

w: 1.83m x l: 2.41m (w: 6' x l: 7' 11")

Modern Shaker Base and Wall Units, Worktops, Integrated Fridge, Integrated Freezer, Tiled Splashbacks, Sink with Mixer Tap.

Master Bedroom

w: 3.59m x l: 3.95m (w: 11' 9" x l: 13')

Rear Facing, Carpeted, Radiator.

Bedroom 2

w: 3.73m x l: 3.41m (w: 12' 3" x l: 11' 2")

Front Facing, Carpeted, Radiator.

Bedroom 3

w: 2.19m x l: 2.66m (w: 7' 2" x l: 8' 9")

Front Facing, Laminate Flooring, Radiator.

Bathroom

w: 2.56m x l: 2.22m (w: 8' 5" x l: 7' 3")

Corner Bath, Electric Shower Over, Basin with Mixer Tap, WC, Laminate Flooring, Radiator, Partially Tiled.

ABC Property Shop

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Ellesmere Port

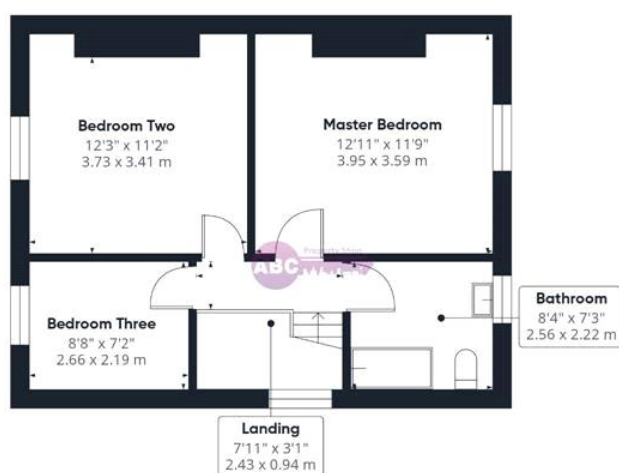
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Floor 0



Floor 1



Approximate total area⁽¹⁾

905 ft²
83.9 m²

Reduced headroom

6 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/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.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

