



# Kingsmead Road, Moreton

£170,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this spacious semi-detached house, brimming with potential for anyone looking to put their own stamp on a home! Step through the porch into a welcoming hallway, leading to a generous lounge, providing the ideal space to relax and unwind. The dining room flows openly into the kitchen, creating a sociable layout perfect for family living and entertaining. To the rear, a charming sun room overlooks the garden.

To the first floor you will find three well proportioned bedrooms and a family bathroom. Outside, the home benefits from a good sized garden and a driveway providing off-road parking. Ideally situated in a popular residential area, the property is within easy reach to Local shops, amenities and schools. There are excellent transport links with leasowe train station and several bus routes all within walking distance. Motorway networks with links to Liverpool and Chester are a ten minute drive away. The property is offered for sale with no onward chain. Council tax band B. Freehold. Please note that the owner of this property is a `Connected Person` to Lesley Hooks Estate Agents, as defined by the Estate Agents Act 1979.



#### **Porch**

1'1" (0.33m) x 5'11" (1.8m)

#### **Hallway**

12'11" (3.94m) x 5'10" (1.78m)

#### **Lounge**

12'9" (3.89m) x 11'10" (3.61m)

#### **Dining Room**

12'6" (3.81m) x 10'11" (3.33m)

#### **Kitchen**

9'0" (2.74m) x 6'11" (2.11m)

#### **Sun Room**

7'5" (2.26m) x 10'8" (3.25m)



#### **Bedroom One**

12'10" (3.91m) x 10'9" (3.28m)

#### **Bedroom Two**

12'7" (3.84m) x 8'9" (2.67m) To Wardrobe

#### **Bedroom Three**

7'3" (2.21m) x 7'10" (2.39m)

#### **Bathroom**

7'0" (2.13m) x 6'10" (2.08m)









GROUND FLOOR

1ST FLOOR



### Contact Us:

**0151 644 6000**

[lesley@lesleyhooks.co.uk](mailto:lesley@lesleyhooks.co.uk)

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with the property. The location, appearance and condition of the property are not guaranteed and are subject to change without notice.

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.