



Holt Road, Tranmere

£100,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming terrace home, perfect for first-time buyers, investors, or anyone looking to downsize in comfort. Step inside to find a cosy lounge area, complete with stairs leading to the first floor, creating a warm and inviting hub for everyday living. The well-appointed kitchen offers plenty of space for meal prep and storage.

To the first floor you will find two bedrooms, both featuring fitted wardrobes for convenient storage. The four-piece bathroom adds a touch of luxury, ideal for relaxing after a long day. Outside, enjoy a low-maintenance garden that provides the perfect spot for a morning coffee, barbecues or alfresco dining. Situated in a popular residential area, there is a small selection of shops within a couple of minutes walk. Birkenhead town centre with its array of stores and amenities is a short drive away. Birkenhead tunnel linking Wirral to Liverpool city centre is a five minute drive. Local train stations connecting to Liverpool and Chester are within easy reach as are local bus routes. Freehold. Council tax band A. Ultrafast broadband.

Lounge

10'3" (3.12m) x 13'11" (4.24m)

Kitchen

7'10" (2.39m) x 10'11" (3.33m)



Bedroom One

10'11" (3.33m) To Wardrobe x 9'5" (2.87m)

Bedroom Two

11'3" (3.43m) Max x 6'3" (1.91m)

Bathroom

5'0" (1.52m) x 10'4" (3.15m)



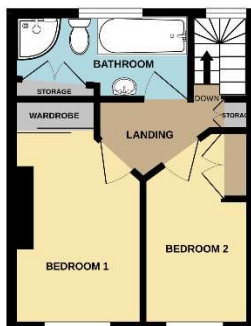




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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While every agency has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown here are for illustrative purposes only and no guarantee is given for the quantity or efficiency of any of the above.

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.