



St George`s Avenue, Tranmere

£175,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming semi-detached house, offering a comfortable and practical living space perfect for modern family life. As you step inside, you are greeted by the vestibule leading into a welcoming hallway. The heart of the home is the generous lounge through dining room, ideal for both relaxing and entertaining. The well equipped kitchen provides plenty of space for meal preparation.

To the first floor you will find three good sized bedrooms, each offering a cosy retreat. The family bathroom features a three piece suite. Outside, the property benefits from a driveway providing off-road parking, along with a courtyard for outdoor enjoyment, perfect for a morning coffee or evening relaxation. This period semi-detached is the ideal home for a growing family. Ideally situated in a popular residential area the property is within walking distance to local primary and secondary schools. There is a good selection of shops nearby along with numerous bus routes. Motorway networks with links to Liverpool and Chester are a five minute drive away. With no onward chain, this property is an excellent opportunity for a hassle free move. Freehold. Council tax band A. Ultrafast broadband.



Hallway

10'4" (3.15m) x 3'3" (0.99m)

Lounge

13'3" (4.04m) Into Bay x 10'7" (3.23m)

Dining Room

12'5" (3.78m) x 9'10" (3m) Max

Kitchen

15'9" (4.8m) x 9'1" (2.77m)

Bedroom One

13'5" (4.09m) Into Bay x 14'4" (4.37m)

Bedroom Two

12'5" (3.78m) x 8'10" (2.69m)

Bedroom Three

10'7" (3.23m) x 9'2" (2.79m)

Bathroom

6'9" (2.06m) x 6'1" (1.85m)

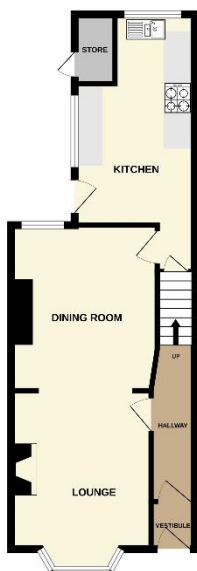






GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		89
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(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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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.