



# Park Road, Tranmere

£695 PCM



**LESLEY HOOKS**  
ESTATE AGENTS





Available now and ready to welcome new tenants, this well-presented end-of-terraced home offers comfortable living in a convenient location. Benefiting from uPVC double glazing and gas central heating powered by a combi boiler, the property is both warm and energy-efficient. Step inside to a welcoming entrance hall leading to a bright lounge featuring a lovely bay window and fireplace—perfect for cosy evenings. A separate dining room provides ample space for entertaining, and the fitted kitchen includes an integrated oven and a four-ring electric hob, making meal prep a breeze. The ground floor is completed by a three-piece bathroom with a shower over the bath. Upstairs, you'll find two double bedrooms, ideal for couples, sharers, or a small family. Outside, the enclosed rear courtyard offers a private outdoor space to relax or enjoy a morning coffee. Ideally located within walking distance of local shops, schools, and regular bus routes, this home also offers excellent transport links with Rock Ferry train station just a short stroll away. Don't miss out—schedule a viewing today and make this lovely home yours! Council tax band A. EPC rating D.

**Lounge**

12'8" (3.86m) Into Bay x 11'6" (3.51m)

**Dining Room**

11'5" (3.48m) x 11'4" (3.45m)

**Kitchen**

10'5" (3.18m) x 4'11" (1.5m)

**Bathroom**

5'8" (1.73m) x 5'4" (1.63m)

**Bedroom One**

11'6" (3.51m) x 11'3" (3.43m)

**Bedroom Two**

11'6" (3.51m) x 11'3" (3.43m)







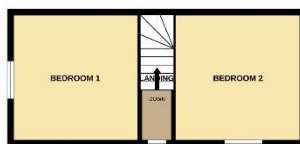




GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with: floorplan 2005

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Contact Us:

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