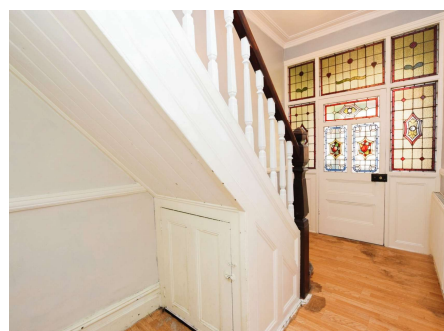




Roxburgh Avenue, Higher Tranmere

£180,000



LESLEY HOOKS
ESTATE AGENTS





Step inside this enchanting period property that seamlessly blends timeless charm with modern comfort. From the moment you step through the porch adorned with its classic character, you'll be captivated by the unique beauty of this home. As you enter the hallway, the stained glass windows greet you with a warm and inviting ambiance, setting the tone for the entire residence. The high ceilings throughout add a sense of grandeur, enhancing the overall spaciousness of each room. Ceiling roses grace the rooms with an elegant touch, while uPVC double glazing ensures a perfect balance of natural light and energy efficiency. The living spaces are a testament to the property's history, boasting feature fireplaces that exude both character and warmth. The lounge, sitting room, and dining room each offer a distinct atmosphere, perfect for various occasions. The fitted kitchen combines functionality with style, providing a delightful space for culinary endeavors. Venture upstairs, and you'll discover four generously sized bedrooms, each with its unique charm and potential. The three-piece bathroom is a tranquil retreat, offering a perfect balance of classic design and contemporary amenities.. Outside, a delightful courtyard awaits, providing a tranquil retreat for outdoor enjoyment. The absence of an onward chain ensures a smooth transition for those eager to make this charming residence their own. Immerse yourself in the timeless allure of this period property, where original features and modern conveniences harmoniously coexist. Don't miss the opportunity to call this enchanting abode your home. Council tax band B. Freehold.



Porch

6'5" (1.96m) x 3'8" (1.12m)

Hallway

12'6" (3.81m) x 6'6" (1.98m)

Lounge

14'9" (4.5m) Into Bay x 13'10" (4.22m)

Sitting Room

13'2" (4.01m) x 9'6" (2.9m)

Dining Room

12'5" (3.78m) x 9'4" (2.84m)

Kitchen

10'1" (3.07m) Max x 9'6" (2.9m)

Bedroom One

12'1" (3.68m) x 13'1" (3.99m)

Bedroom Two

13'3" (4.04m) x 10'1" (3.07m)

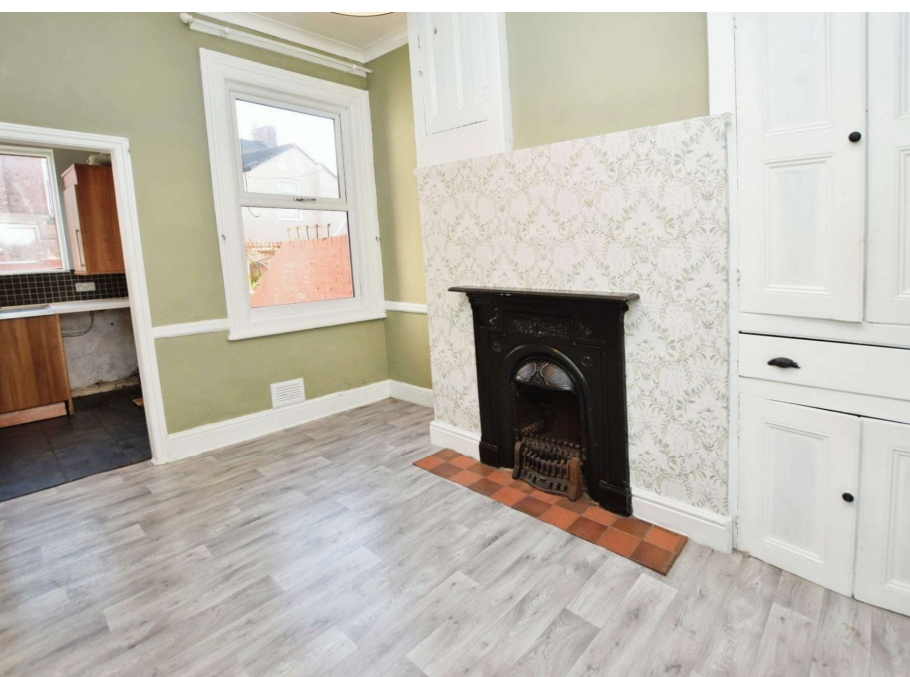
Bedroom Three

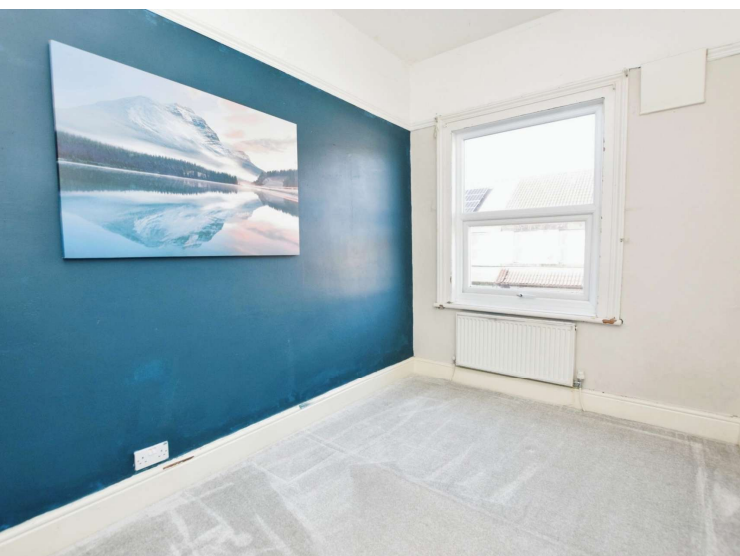
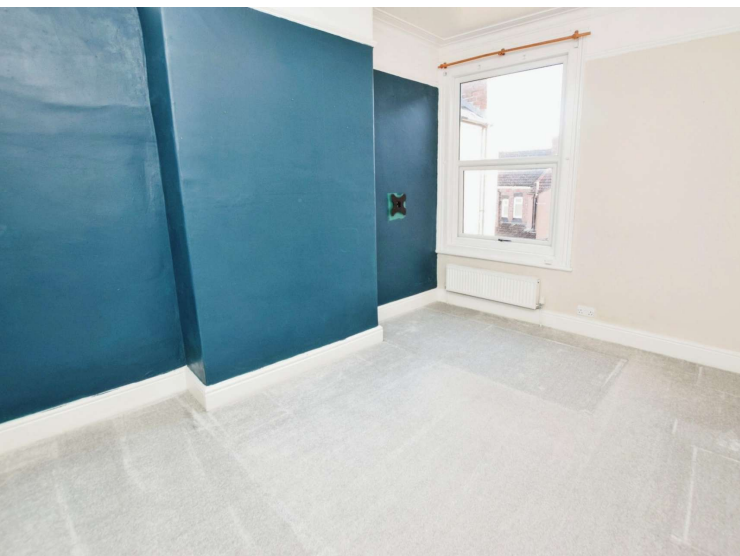
10'2" (3.1m) x 9'5" (2.87m)

Bedroom Four 9'10" (3m) x 7'6" (2.29m)

Bathroom

9'7" (2.92m) x 6'3" (1.91m)

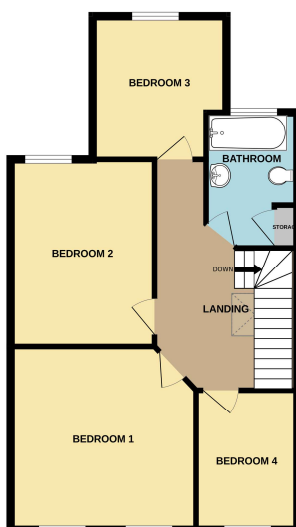
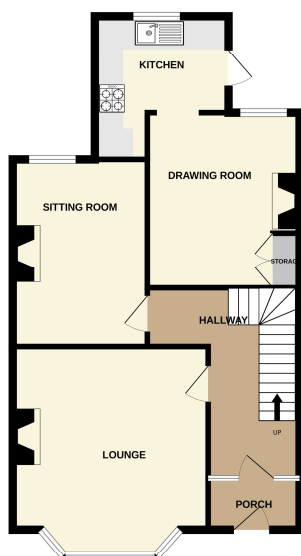






GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.

1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 1279 sq.ft. (118.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide for only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with SketchUp 01/24

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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.