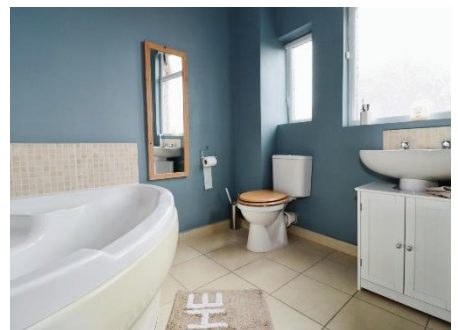




Allcot Avenue, Tranmere

£100,000



LESLEY HOOKS  
ESTATE AGENTS





Welcome to this charming first floor flat, offering comfortable and modern living in a convenient location. As you step inside, you're greeted by a welcoming hallway that leads into a spacious lounge, ideal for relaxing or entertaining guests. The well appointed kitchen offers ample space for your culinary needs. The property boasts two well-proportioned bedrooms, providing plenty of space for furniture and storage. The flat also features a modern four piece bathroom suite, offering an ideal space for your daily routines. Conveniently located 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., This flat seamlessly combines style, comfort, and convenience. The property boasts uPVC double glazing and combi-fired gas central heating. Leasehold with 957 years left on the lease. Council Tax band A.



#### **Entrance Hallway**

8'7" (2.62m) x 6'0" (1.83m)

#### **Landing/Hallway**

12'10" (3.91m) Max x 3'1" (0.94m)

#### **Lounge**

14'7" (4.45m) Into Bay x 14'3" (4.34m)

#### **Kitchen**

9'10" (3m) x 14'4" (4.37m)

#### **Bedroom One**

12'9" (3.89m) x 10'10" (3.3m)

#### **Bedroom Two**

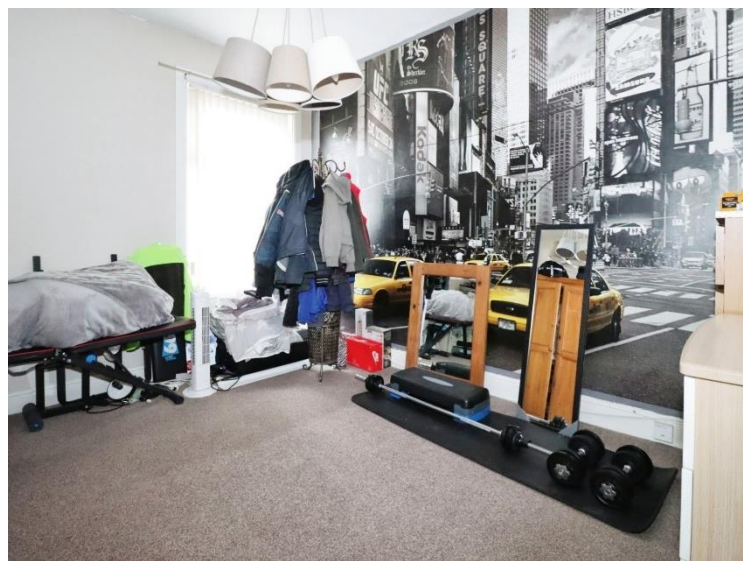
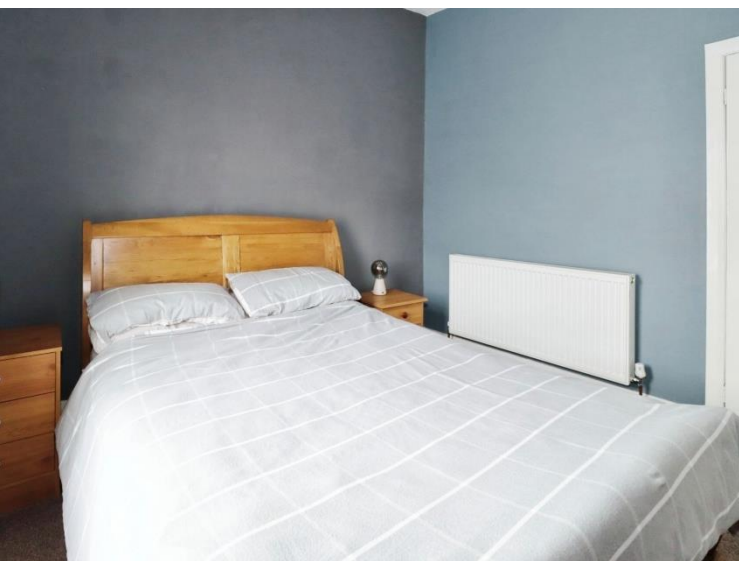
10'0" (3.05m) x 9'4" (2.84m)

#### **Bathroom**

9'8" (2.95m) x 7'11" (2.41m)



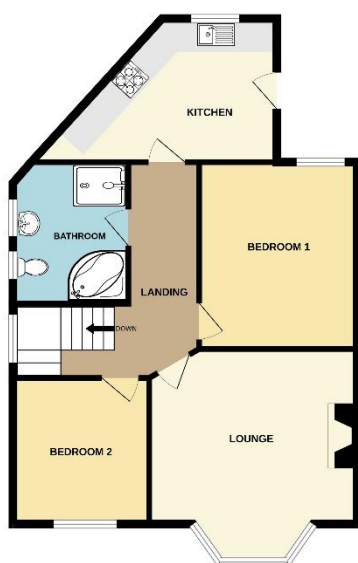
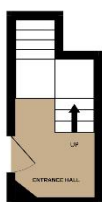






GROUND FLOOR

FIRST FLOOR



### Contact Us:

**0151 644 6000**

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

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

These plans are intended to provide a general guide to the layout of the property and are not intended to be a substitute for a professional survey. The seller does not warrant the accuracy of the information provided in these plans and does not accept any liability for any errors or omissions. The buyer should verify the accuracy of the information provided in these plans and should not rely on them for any purpose. The seller does not warrant the accuracy of the information provided in these plans and does not accept any liability for any errors or omissions. The buyer should verify the accuracy of the information provided in these plans and should not rely on them for any purpose.

**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.