



# Roxburgh Avenue, Tranmere

£195,000



**LESLEY HOOKS**  
ESTATE AGENTS





This beautifully presented mid-terraced home is bursting with charm and character while offering all the modern comforts needed for easy living. Thoughtfully updated and ready to move into, the property has retained many of its stunning original features, including elegant fireplaces, high ceilings, and intricate architraves. Step inside through the welcoming porch and into the inviting hallway, complete with gorgeous stained glass windows. The lounge is a cosy retreat with a striking feature fireplace and a lovely bay window, filling the space with natural light. The dining room, also boasting a character fireplace, with double doors leading out to the most delightful rear courtyard, flows seamlessly into the modern fitted kitchen. A handy utility room and a downstairs WC complete the ground floor. Upstairs, you'll find four generously sized bedrooms, each offering a bright and airy feel, along with a stylish three-piece bathroom featuring a shower over the bath and a glass screen. Outside, the rear courtyard is a truly serene space, perfect for relaxing or entertaining. The home also benefits from uPVC double glazing, gas central heating powered by a combi boiler, and the added bonus of solar panels for energy efficiency. Ideally located within easy reach of local shops, schools, and excellent transport links, this charming home offers the perfect blend of character and contemporary living. Council tax band B. Freehold. Ultrafast broadband.



**Porch**

6'5" (1.96m) x 3'7" (1.09m)

**Hallway**

13'0" (3.96m) x 6'7" (2.01m)

**Lounge**

14'8" (4.47m) Into Bay x 12'10" (3.91m)

**Dining Room**

13'6" (4.11m) x 9'9" (2.97m)

**Kitchen**

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

**Utility Room**

10'2" (3.1m) x 4'11" (1.5m)

**Downstairs WC**

6'1" (1.85m) x 3'11" (1.19m)



**Bedroom One**

12'2" (3.71m) x 12'3" (3.73m)

**Bedroom Two**

13'3" (4.04m) x 10'0" (3.05m)

**Bedroom Three**

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

**Bedroom Four**

9'5" (2.87m) x 7'2" (2.18m)

**Bathroom**

9'6" (2.9m) x 6'4" (1.93m)



