



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



## Kingsdown Street, Tranmere, CH41 9DX

£900 PCM

 3 Bedroom  2 Reception  1 Bathroom  C

\*\*\* Fully Refurbished - High Specification Throughout - Large Three Bedroom House - EPC C Rating \*\*\*

Hewitt Adams is delighted to offer TO LET this fully refurbished Three Bedroom End Terrace on Kingsdown Street, Tranmere.

No stone has been unturned with the refurbishment, and everything in the property is brand new, some of which includes - Full rewire, plumbing and radiators, bathroom, kitchen, internally insulated and plastered throughout, landscaped front garden, professionally decorated, fully fitted blinds, and all new flooring throughout!

In brief the property consists of: Entrance Hallway, Lounge, Dining Room, Kitchen, three Bedrooms and a Bathroom.

Externally there is on street Parking and a rear Yard.

No Pets, Unfurnished, Available Now.



Entrance

uPVC door to the Hallway.

Hallway

Radiator, laminate flooring, meter cupboard, staircase to the first floor accommodation.

Lounge

14'11x9'11 (4.55mx3.02m)

Bay window to the front elevation, radiator, feature exposed chimney breast with tiled hearth and oak mantle.

Dining Room

12'01x11'0 (3.68mx3.35m)

Window to the rear elevation, radiator, laminate flooring.

Kitchen

10'9x6'3 (plus recess under the stairs) (3.28mx1.91m (plus recess under the stairs) )

Wall and base units with worktops, inset sink and drainer with mixer tap, electric oven, hob, glass splash back, and extractor fan. There is space and plumbing where needed for free standing white goods. uPVC door and window to the side elevation.

Bedroom 1

13'11x12'11 (3.96m'3.35mx3.94m)

Window to the front elevation, radiator.

Bedroom 2

11'0x6'6 (3.35mx1.98m)

Window to the rear elevation, radiator.

Bedroom 3

10'0x9'3 (3.05mx2.82m)

Window to the side elevation, radiator.

Bathroom

Panel bath with glass shower screen, mixer shower and taps, WC, wash basin vanity unit with mixer tap and wall hung LED demister mirror, tiled walls, heated towel radiator.

Externally - Front Elevation

A beutiifully landscaped front with Porcelain tiling and slate chippings, welcome light.

Externally - Rear Elevation

A well kept rear Yard with gated access to the rear.

Parking

There is on street Parking available.

N.B The parking leading up to property is not designated and must be discussed with the neighbours about parking arrangements.

