



Allcot Avenue, Tranmere

£175,000



LESLEY HOOKS  
ESTATE AGENTS







Welcome to this charming terraced house nestled in a sought-after residential area, offering not only curb appeal but also surprising spaciousness within. As you step through the uPVC double-glazed door, you're greeted by a welcoming hallway that sets the tone for what lies ahead. The lounge immediately captures your attention with its cosy fireplace, perfect for chilly evenings spent curled up with a book or enjoying the company of friends and family. Adjacent to the lounge is a versatile sitting room, providing additional space for relaxation or entertainment. The fitted kitchen beckons with its modern conveniences, ensuring that meal preparation is a breeze. Its thoughtful layout maximises functionality, making it a joy to cook and dine in. Venturing upstairs, you'll discover three generously sized bedrooms, each offering comfort and privacy. Two of the bedrooms boast convenient slide robes, providing ample storage solutions for your belongings. The modern three-piece shower room offers a touch of luxury, perfect for unwinding after a long day. Outside, the property surprises with a generous courtyard at the rear, basking in the southerly aspect, ideal for enjoying the sunshine and alfresco dining. This space offers endless possibilities for gardening, relaxation, or entertaining guests. Conveniently located within walking distance of local shops, schools, and transport links, this attractive home seamlessly combines style, comfort, and convenience. With its uPVC double glazing and combi-fired gas central heating, it's not just a beautiful house—it's a warm and welcoming haven you'll be proud to call home. Council tax band A. Freehold.



#### **Hallway**

16'5" (5m) x 5'8" (1.73m)

#### **Lounge**

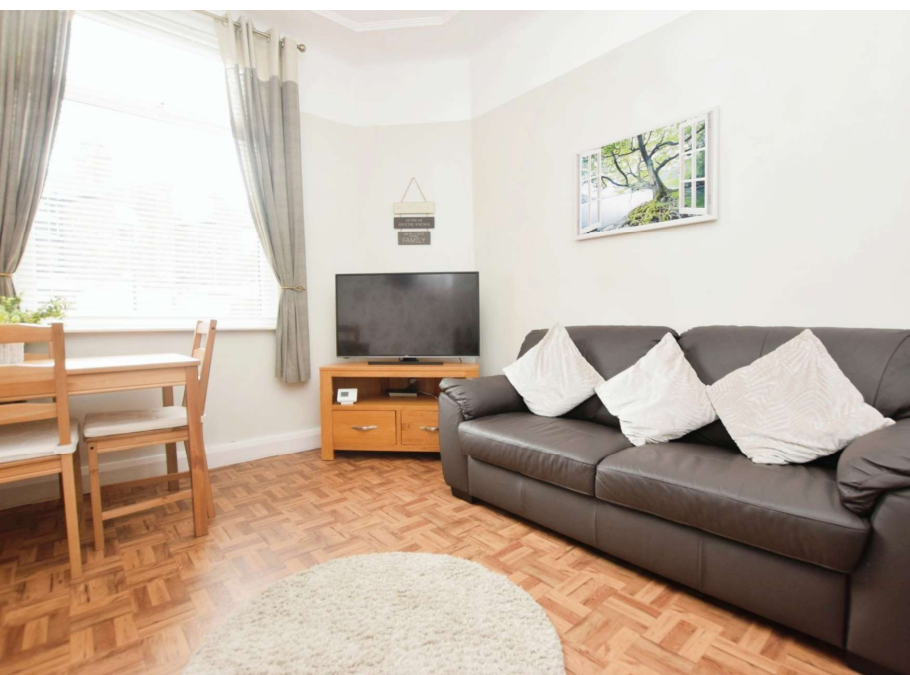
15'4" (4.67m) Into Bay x 11'6" (3.51m)

#### **Sitting Room**

13'0" (3.96m) x 10'8" (3.25m)

#### **Kitchen**

18'4" (5.59m) x 6'4" (1.93m)



#### **Bedroom One**

15'6" (4.72m) Into Bay x 10'6" (3.2m) Into Wardrobe Recess

#### **Bedroom Two**

13'0" (3.96m) x 10'11" (3.33m) Into Wardrobe Recess

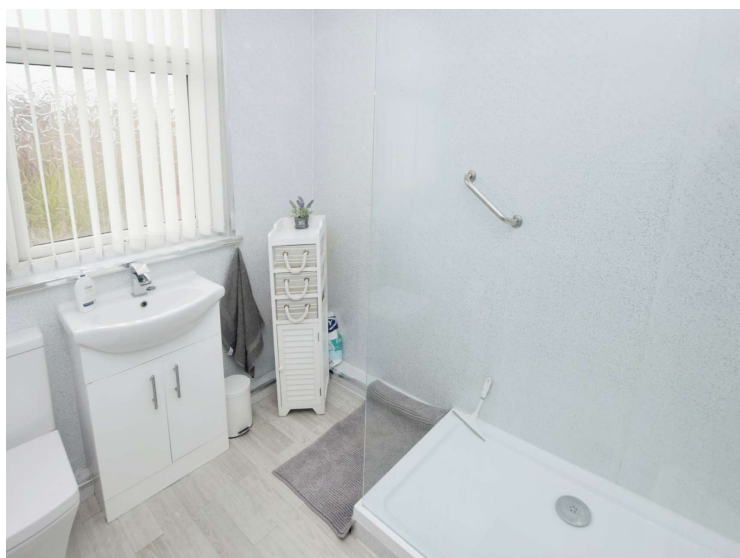
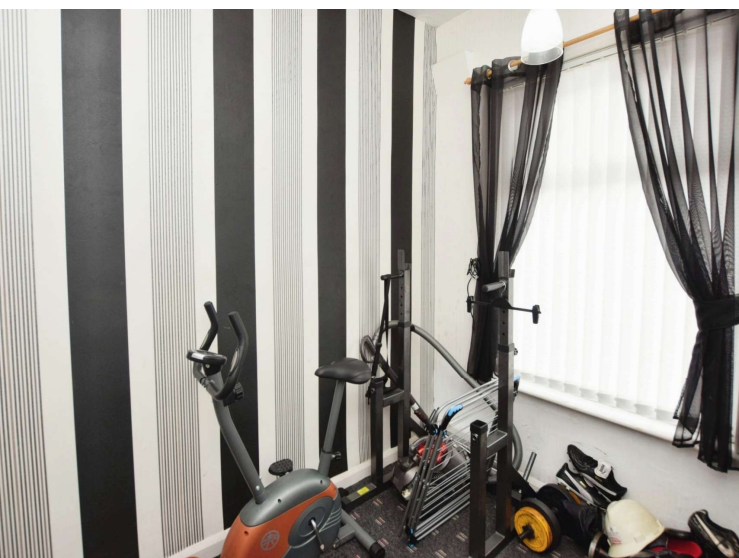
#### **Bedroom Three**

8'11" (2.72m) x 6'11" (2.11m)

#### **Bathroom**

7'6" (2.29m) x 6'2" (1.88m)



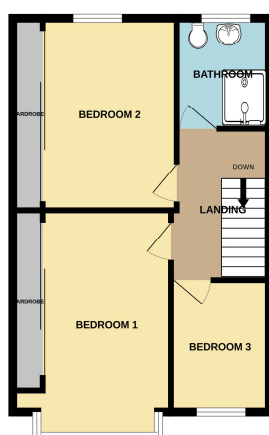
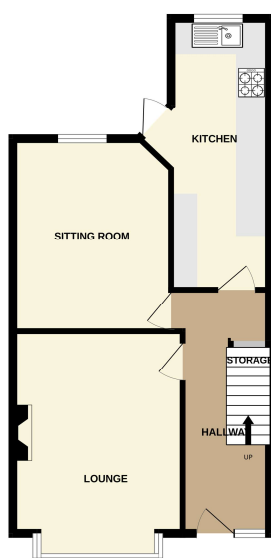






GROUND FLOOR  
528 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1003 sq.ft. (93.2 sq.m.) approx.  
When every effort has been made to ensure the accuracy of the figures contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over the years.  
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## Contact Us:

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