



# Mount Road, Tranmere

£165,000



**LESLEY HOOKS**  
ESTATE AGENTS







Nestled in a popular residential neighbourhood, this spacious double-fronted residence is ready to welcome you and your family with open arms. Boasting ample space, it's the perfect haven for all your loved ones to thrive. As you step inside, you'll be greeted by a welcoming porch that sets the tone for the warmth and comfort this home exudes. A hallway leads you through, beckoning you to explore further. The lounge, adorned with a bay window, invites cosy evenings spent curled up with a good book or enjoying lively conversations with friends and family. But that's not all – there's a separate sitting room, providing a versatile space for relaxation or entertainment, depending on your mood. The kitchen dining room is a chef's dream, offering plenty of room to whip up culinary delights while still being connected to the heart of the home. Convenience meets functionality with the addition of a utility room, ensuring chores are effortlessly taken care of. Upstairs, discover four generously sized bedrooms, each offering a tranquil retreat for restful nights' sleep or quiet moments of reflection. And when it's time to freshen up, the bathroom provides a serene oasis to unwind and rejuvenate. Outside, a paved courtyard awaits, offering a charming outdoor space for al fresco dining, morning coffees, or simply soaking up some sunshine. With uPVC double glazing and combi fired gas central heating, this home prioritises comfort and efficiency, ensuring you stay cosy year-round. Don't miss the opportunity to make memories in this delightful abode, where space and comfort come together to create the perfect family sanctuary. Welcome home! Council tax band B. Freehold



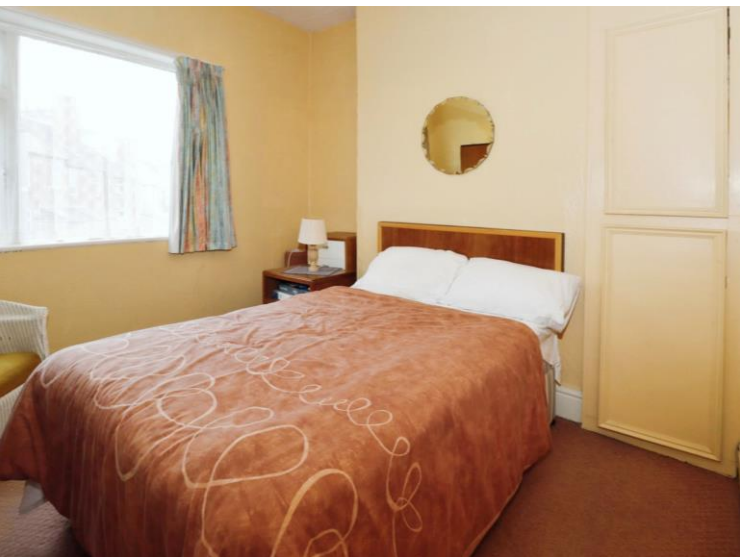
**Porch**  
5'6" (1.68m) x 3'6" (1.07m)  
**Hallway**  
12'4" (3.76m) x 5'5" (1.65m)  
**Lounge**  
15'5" (4.7m) Into Bay x 12'4" (3.76m)

**Sitting Room**  
15'7" (4.75m) x 13'2" (4.01m)  
**Kitchen Dining Room**  
16'9" (5.11m) x 10'4" (3.15m)  
**Utility**  
9'3" (2.82m) x 7'5" (2.26m)

**Bedroom One**  
14'10" (4.52m) x 13'2" (4.01m)  
**Bedroom Two**  
15'5" (4.7m) Into Bay x 11'10" (3.61m)  
**Bedroom Three**  
10'9" (3.28m) x 10'3" (3.12m)  
**Bedroom Four** 9'2" (2.79m) x 7'7" (2.31m)  
**Bathroom**  
8'2" (2.49m) x 5'11" (1.8m)











GROUND FLOOR



1ST FLOOR



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