



Memorial Drive, Tranmere

£270,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming and spacious three bedroom detached house, perfectly designed for modern family living. This light and airy home offers a warm and welcoming atmosphere from the moment you step inside. As you enter through the front door, you're greeted by an inviting hallway that sets the tone for the rest of the home. The lounge is a delightful space, ideal for relaxing with family and friends or enjoying a cosy night in. The heart of the home is undoubtedly the modern kitchen dining room, where contemporary style meets functionality. This open plan area is perfect for both family meals and entertaining guests, with sleek appliances and plenty of counter space for the chef of the house. Adjacent to the kitchen, the utility room offers additional storage and convenience, ensuring everything is neatly tucked away. A downstairs WC adds to the home's practicality.



To the first floor you will find three well proportioned bedrooms, each offering comfort and style with the main bedroom enjoying an ensuite bathroom. A stylish family bathroom completes the upper level, providing modern amenities for everyone. Step outside to discover a beautiful south westerly facing garden, where you can enjoy sunshine throughout the day whether you're gardening, playing with the kids, or simply unwinding. Completing this wonderful property is a private driveway, offering ample parking. Situated on small, select site of newly built houses, the property is a couple of minutes walk away from the shops on The Wiend and a five minute drive from Prenton town centre. Tranmere football club for all you Rovers supporters is a couple of minutes walk away. Motorway networks with links to Liverpool and Chester are a ten minute drive away. Freehold, Council tax band C, Ultrafast Broadband.

Hallway

8'6" (2.59m) x 6'11" (2.11m)

Downstairs WC

4'10" (1.47m) x 3'6" (1.07m)

Lounge

18'2" (5.54m) x 9'9" (2.97m)

Open plan kitchen dining room

18'2" (5.54m) x 8'4" (2.54m)

Utility

4'1" (1.24m) x 6'10" (2.08m)



Bedroom One

13'1" (3.99m) x 9'9" (2.97m)

En-Suite

4'9" (1.45m) x 9'9" (2.97m)

Bedroom Two

11'4" (3.45m) x 9'0" (2.74m)

Bedroom Three

6'7" (2.01m) x 9'0" (2.74m)

Bathroom 6'1" (1.85m) x 7'6" (2.29m)





GROUND FLOOR



1ST FLOOR



While 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 misstatement. This plan is for guidance 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.
Made with: floorplan 02224

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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