



# Snowdon Road, Tranmere

£190,000



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to this charming and spacious semi-detached house, offering a light and airy feel throughout. As you enter, you'll be greeted by a welcoming hallway that leads to the dining room, perfect for family meals or entertaining guests. The cosy lounge opens up with doors leading directly onto the garden. The functional kitchen is equipped to meet all your everyday needs.

To the first floor you will find three well-proportioned bedrooms, providing plenty of space for family, guests, or even a home office. The bathroom, complete with a separate WC, ensures convenience and ease for busy mornings. Outside, the southerly-facing garden offers plenty of space for outdoor dining, relaxation, or gardening. The property also benefits from a private driveway for off-street parking. Situated in a popular residential area, the property is within walking distance of local shops, schools and bus routes. Motorway networks with links to Liverpool and Chester are a ten minute drive away. With no onward chain, this home is ready for you to move in and make your own. Council Tax Band B. Freehold.



**Hallway**

11'5" (3.48m) x 5'10" (1.78m)

**Dining Room**

11'11" (3.63m) Into Bay x 12'3" (3.73m)

**Lounge**

13'11" (4.24m) x 11'10" (3.61m)

**Kitchen**

10'2" (3.1m) x 6'2" (1.88m)

**Bedroom One**

12'5" (3.78m) x 11'8" (3.56m)

**Bedroom Two**

13'7" (4.14m) Into Bay x 10'4" (3.15m)

**Bedroom Three**

8'1" (2.46m) x 7'11" (2.41m)

**Bathroom**

5'1" (1.55m) x 6'7" (2.01m)

**Separate WC**

2'4" (0.71m) x 3'11" (1.19m)





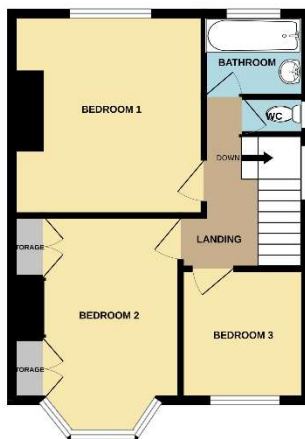
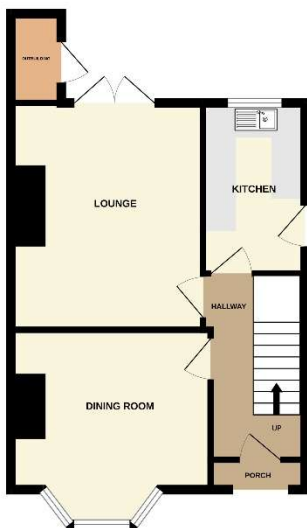







GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC 

**Contact Us:**

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While every attempt has been made to ensure the accuracy of the information contained herein, measurements of floors, windows, doors 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 not be used as a basis for any speculative purchase. The services, equipment and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given. Make our Ref: 62224

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.