



Roxburgh Avenue, Tranmere

£195,000



LESLEY HOOKS
ESTATE AGENTS





This beautifully presented mid-terraced home is bursting with charm and character while offering all the modern comforts needed for easy living. Thoughtfully updated and ready to move into, the property has retained many of its stunning original features, including elegant fireplaces, high ceilings, and intricate architraves. Step inside through the welcoming porch and into the inviting hallway, complete with gorgeous stained glass windows. The lounge is a cosy retreat with a striking feature fireplace and a lovely bay window, filling the space with natural light. The dining room, also boasting a character fireplace, with double doors leading out to the most delightful rear courtyard, flows seamlessly into the modern fitted kitchen. A handy utility room and a downstairs WC complete the ground floor. Upstairs, you'll find four generously sized bedrooms, each offering a bright and airy feel, along with a stylish three-piece bathroom featuring a shower over the bath and a glass screen. Outside, the rear courtyard is a truly serene space, perfect for relaxing or entertaining. The home also benefits from uPVC double glazing, gas central heating powered by a combi boiler, and the added bonus of solar panels for energy efficiency. Ideally located within easy reach of local shops, schools, and excellent transport links, this charming home offers the perfect blend of character and contemporary living. Council tax band B. Freehold. Ultrafast broadband.

Porch

6'5" (1.96m) x 3'7" (1.09m)

Hallway

13'0" (3.96m) x 6'7" (2.01m)

Lounge

14'8" (4.47m) Into Bay x 12'10" (3.91m)

Dining Room

13'6" (4.11m) x 9'9" (2.97m)

Kitchen

12'5" (3.78m) x 9'4" (2.84m)

Utility Room

10'2" (3.1m) x 4'11" (1.5m)

Downstairs WC

6'1" (1.85m) x 3'11" (1.19m)

Bedroom One

12'2" (3.71m) x 12'3" (3.73m)

Bedroom Two

13'3" (4.04m) x 10'0" (3.05m)

Bedroom Three

10'0" (3.05m) x 9'4" (2.84m)

Bedroom Four

9'5" (2.87m) x 7'2" (2.18m)

Bathroom

9'6" (2.9m) x 6'4" (1.93m)





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.