



Caerwys Grove, Tranmere

£85,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in a popular residential area, this deceptively spacious mid-terraced house is bursting with potential, making it an ideal opportunity for investors or those eager to put their own stamp on a home. In need of full refurbishment, this property offers the perfect blank canvas to create something truly special. Benefiting from uPVC double glazing and a combi-fired gas central heating system, the generous layout comprises a welcoming hallway, a well-proportioned lounge, a separate dining room, and a kitchen with access to the cellars below. Upstairs, you'll find three good-sized bedrooms and a three-piece family bathroom. To the rear, a private courtyard provides an outdoor space to enjoy. Conveniently located within easy reach of local shops, schools, and amenities, this property is also offered for sale with no onward chain, making for a straightforward purchase. If you're looking for a project with great potential in a convenient location, this could be the perfect opportunity for you! Council tax band A. Freehold



Hallway

16'4" (4.98m) x 3'6" (1.07m)

Lounge

15'10" (4.83m) x 14'6" (4.42m)

Dining Room

15'0" (4.57m) x 13'2" (4.01m)

Kitchen

9'10" (3m) x 7'0" (2.13m) Max

Bedroom One

15'7" (4.75m) x 12'3" (3.73m)

Bedroom Two

13'2" (4.01m) x 10'5" (3.18m)

Bedroom Three

10'1" (3.07m) x 6'6" (1.98m)

Bathroom

9'1" (2.77m) x 7'0" (2.13m)







GROUND FLOOR
583 sq. ft. (54.2 sq. m.) approx.

1ST FLOOR
573 sq. ft. (53.2 sq. m.) approx.



TOTAL FLOOR AREA: 1156 sq. ft. (107.4 sq. m.) approx.
Where every effort has been made to ensure the accuracy of the floorplan, the measurements of rooms, corridors, stairs and up/down stairs are approximate and no responsibility is taken for any discrepancy or inaccuracy. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The location, position and appearance of items shown on the plan are not guaranteed and are subject to change without notice.

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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.