



# Hampden Road, Tranmere

£175,000



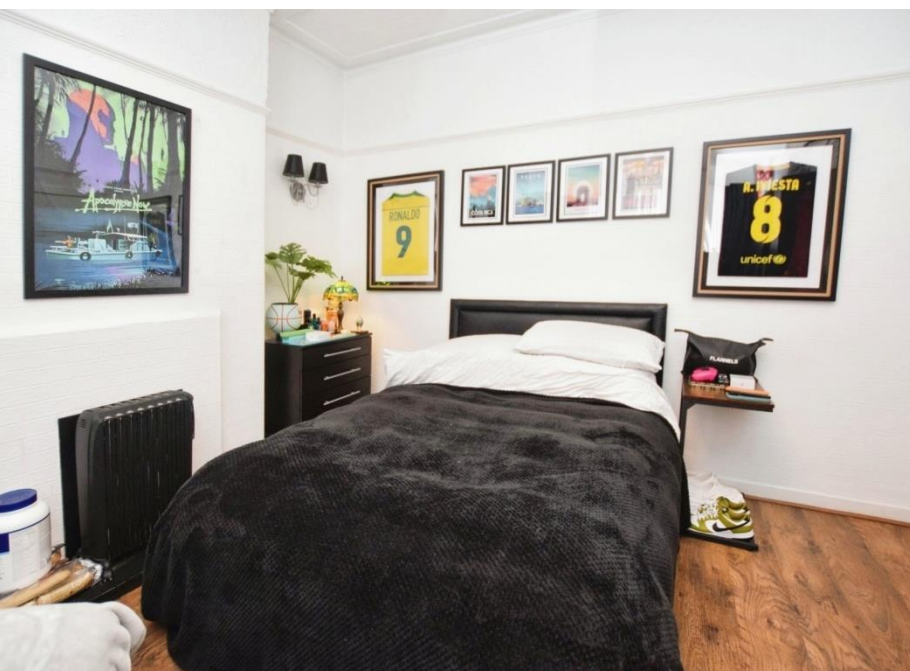
**LESLEY HOOKS**  
ESTATE AGENTS







This semi-detached gem is a true marvel, boasting a deceptively spacious layout that will leave you pleasantly surprised. As you step through the front porch and into the hallway, you'll be greeted by sleek Karndean flooring that adds a touch of elegance from the moment you arrive. The heart of the home is divided into multiple inviting spaces, including a cosy lounge perfect for relaxation, a charming sitting room with a striking feature fireplace, and a bright dining room that seamlessly flows from the sitting room, all adorned with the same beautiful Karndean flooring throughout. The open access design creates an airy and connected feel, ideal for both intimate gatherings and lively entertaining. The smartly fitted kitchen is a chef's dream, complete with modern appliances and a convenient stable door leading out to the garden, perfect for enjoying al fresco dining on sunny days. Upstairs, you'll find three generously sized bedrooms, providing ample space for your family or guests to unwind and recharge. The bathroom features a stylish three-piece suite, offering both comfort and convenience. Outside, the property is adorned with wrought iron gates, adding a touch of sophistication to the frontage. The delightful paved garden at the rear offers a tranquil retreat where you can relax and enjoy the outdoors in privacy. Words can only do so much justice to this charming home; the true magic lies within its immaculate interior. Schedule an interior inspection today to discover all that this enchanting property has to offer. You won't be disappointed. Council tax band A. Freehold. Please note that the land and driveway to the left hand side of the property has been adopted by the current owners and is in the process of being registered with land registry.



#### **Hallway**

14'11" (4.55m) x 3'2" (0.97m)

#### **Lounge**

12'2" (3.71m) Into Bay x 11'11" (3.63m)

#### **Sitting Room**

12'1" (3.68m) x 12'4" (3.76m)

#### **Dining Room**

11'2" (3.4m) x 8'9" (2.67m)

#### **Kitchen**

14'0" (4.27m) x 5'2" (1.57m)



#### **Bedroom One**

15'8" (4.78m) Into Wardrobe Recess x 13'6" (4.11m) Into Bay

#### **Bedroom Two**

10'2" (3.1m) x 9'9" (2.97m)

#### **Bedroom Three**

8'10" (2.69m) x 5'10" (1.78m)

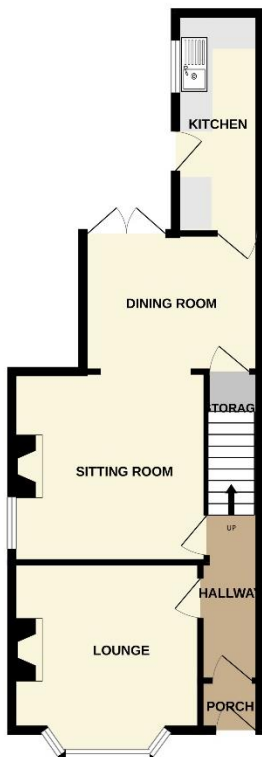
#### **Bathroom**


9'2" (2.79m) x 4'8" (1.42m)









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>	<div>58</div>	<div>83</div>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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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 or 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.