



Ground Floor



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Plan produced using PlanUp.



Kirkland Avenue, Tranmere, Merseyside CH42 6QF

£950 PCM

3 Bedroom 2 Reception 1 Bathroom E

*** Stunning Three Bedroom Terraced House - Immaculate Condition - Available Immediately ***

Hewitt Adams is delighted to offer TO LET this Three Bedroom Mid-Terrace house on Kirkland Avenue, Tranmere which is a stone throw away from Victoria Park, and close to local amenities, reputable schools and great transport links.

The property is in excellent condition, with some lovely period features and in brief consists of: Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, three Bedrooms and a Bathroom. Externally there is on street Parking and a rear Yard.

Furthermore the property is fully double glazed with gas central heating.

Entrance

Composite front door to the Entrance vestibule with laminate flooring and an internal door to the Hallway.

Hallway

Laminate flooring, radiator, meter cupboard and a staircase to the first floor accommodation.

Lounge

13'11x11'11 (4.24mx3.63m)

Bay window to the front elevation, radiator, laminate flooring, double doors to the Dining Room.

Dining Room

11'11x10'10 (3.63mx3.30m)

Window to the rear elevation, radiator, laminate flooring.

Kitchen

15'06x11'03 (4.72mx3.43m)

Wall and base units with worktops, inset sink and drainer with mixer tap, integrated electric oven, hob and extractor fan. There is space for free standing white goods, laminate flooring, radiator, concealed combination boiler, window to the rear elevation, uPVC door to the side elevation allowing access to the rear Yard.

Landing

Access to the three Bedrooms and Bathroom.

Bedroom 1

17'02x13'07 (5.23mx4.14m)

Bay window and a further window to the front elevation, radiator.

Bedroom 2

11'10x11'01 (3.61mx3.38m)

Window to the rear elevation, radiator.

Bedroom 3

11'04x9'07 (3.45mx2.92m)

Window to the rear elevation, radiator.

Bathroom

Panel bath with glass shower screen, thermostatic shower, WC, wash basin with mixer tap, heated towel rail, partially tiled walls, window to the side elevation.

Externally - Front Elevation

On street Parking and side access to the rear of the property

Externally - Rear Elevation

An enclosed rear Yard which is mainly pebbled, gated access to the front of the property.

