



Seymour Street, Tranmere

£250,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





Some homes just have it. That wow factor from the moment you pull up outside. That feeling when you walk through the door and immediately think — yes, this is the one. This stunning period semi-detached is absolutely one of those homes, and with bags of space, beautiful character and a finish that means you can move straight in without lifting a finger, it really is something rather special. Step through the front door and the hallway immediately hints at the generosity of space this home has to offer — with the added bonus of door access down to the cellar, handy for storage or just the kind of hidden extra that period homes do so well. The lounge is a gorgeous room, flooded with light thanks to the characterful bay window — a perfect spot for lazy Sunday mornings. But it's the open plan kitchen family room that truly takes your breath away. Superb in every sense of the word, this is a space designed for living, laughing and making memories — whether that's busy school mornings or lively dinner parties. A utility room keeps everything practical and tucked away, just as it should be. Head upstairs and four generous bedrooms await. The main bedroom is a real retreat, complete with its own en-suite shower room, whilst the three piece family bathroom serves the remaining rooms beautifully. uPVC double glazing and combi fired gas central heating ensure the whole home is as comfortable and efficient as it is stunning. And then there's the garden. A delightful outdoor space with a neat artificial lawn — low maintenance, always looking its best — and the undisputed star of the show: a built-in bar. Your place for summer gatherings just sorted itself out. To the front there is a handy driveway with off road parking. Ideally located within walking distance of local shops, schools and transport links, this one truly has it all. Honestly — a home this good doesn't come along very often. Pick up the phone and call us today before someone else does! Council tax band A. Freehold.



Hallway

15'5" (4.7m) x 6'9" (2.06m)

Lounge

16'0" (4.88m) Into Bay x 14'5" (4.39m)

Open Plan Kitchen Family Room

22'2" (6.76m) Max x 15'2" (4.62m) Max

Utility Room

6'8" (2.03m) x 5'11" (1.8m)

Bedroom One

12'11" (3.94m) x 11'3" (3.43m)

En-Suite

11'6" (3.51m) x 5'10" (1.78m)

Bedroom Two

13'5" (4.09m) x 12'5" (3.78m)

Bedroom Three

11'3" (3.43m) x 10'8" (3.25m)

Bedroom Four

9'1" (2.77m) x 8'2" (2.49m)

Bathroom

7'7" (2.31m) x 5'11" (1.8m)







GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.

1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 1399 sq.ft. (129.9 sq.m.) approx.
 Measurements shown have been made to ensure the accuracy of the finished completed work. Measurements of rooms, walls, floors and any other items are approximate and do not necessarily include the area of the structure. The area is for descriptive purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or effectiveness. See details.

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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.