



Yale

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FOR SALE

8



# LEE ROAD

## HOYLAKE WIRRAL



Two Bedrooms



One Bathroom



Two Reception Rooms



South Facing



No Onward Chain

MICHELLE *Kingsbury*  
Independent Estate Agent



An exceptional opportunity for the discerning professional, this meticulously renovated 2-bedroom terraced house in Hoylake offers a sophisticated urban living experience, blending modern luxury with unparalleled convenience. Available with no onward chain, this residence promises a seamless, move-in ready transition

This property has undergone a comprehensive transformation, including a new roof, complete rewiring, a new gas central heating system with modern radiators, and contemporary flooring throughout, all executed to a superior standard, reflecting its high-end finish designed for effortless living.

The enclosed entrance porch, fitted with a robust alarm system, welcomes you into a bright and expansive lounge. This space boasts a striking remote-control electric fire, elegant wall and ceiling lighting, and sleek wood laminate flooring, providing an ideal environment for unwinding or hosting after a busy day.



The brand-new fitted kitchen is a highlight, featuring bespoke wooden worktops and a full suite of integrated appliances including a fridge-freezer, dishwasher, and washer/dryer. Equipped with a gas hob, overhead extractor fan, inset spotlights, and an eye-catching sink with premium gold brassware, it's designed for efficiency and style. Direct access to the rear patio ensures seamless indoor-outdoor flow. The adjacent sitting/dining room offers flexible space for formal dining or a relaxed seating area, benefiting from practical understairs storage, consistent wood laminate flooring, and contemporary inset spotlights.

Upstairs, both bedrooms are generously proportioned doubles. The principal bedroom offers luxurious fitted carpet, a bespoke fitted wardrobe with integrated lighting, and blinds for optimal privacy. The second double bedroom, also carpeted, provides convenient loft access via pull-down ladders to a fully boarded area housing the new boiler, perfect for additional organised storage. The luxurious bathroom is a sanctuary, featuring a separate walk-in shower, a panelled bathtub, and a chic vanity unit with a marble-effect countertop. Fully tiled walls and floors, a stylish WC, a large frosted window, and elegant gold brassware ensure a premium, spa-like experience.



Externally, the low-maintenance south facing courtyard is paved with striking Indian sandstone, complete with outdoor lighting and power points, making it an ideal private retreat for relaxation or entertaining. A shed provides practical storage for outdoor essentials.

Strategically located, the property is a mere stroll from Hoylake Beach, Hoylake train station, and a vibrant selection of shops, bars, and restaurants. This home offers exceptional connectivity for commuters, pairing a desirable coastal lifestyle with high-standard, sophisticated finishes, presenting a rare and compelling opportunity for modern professional living in a prime Wirral location.

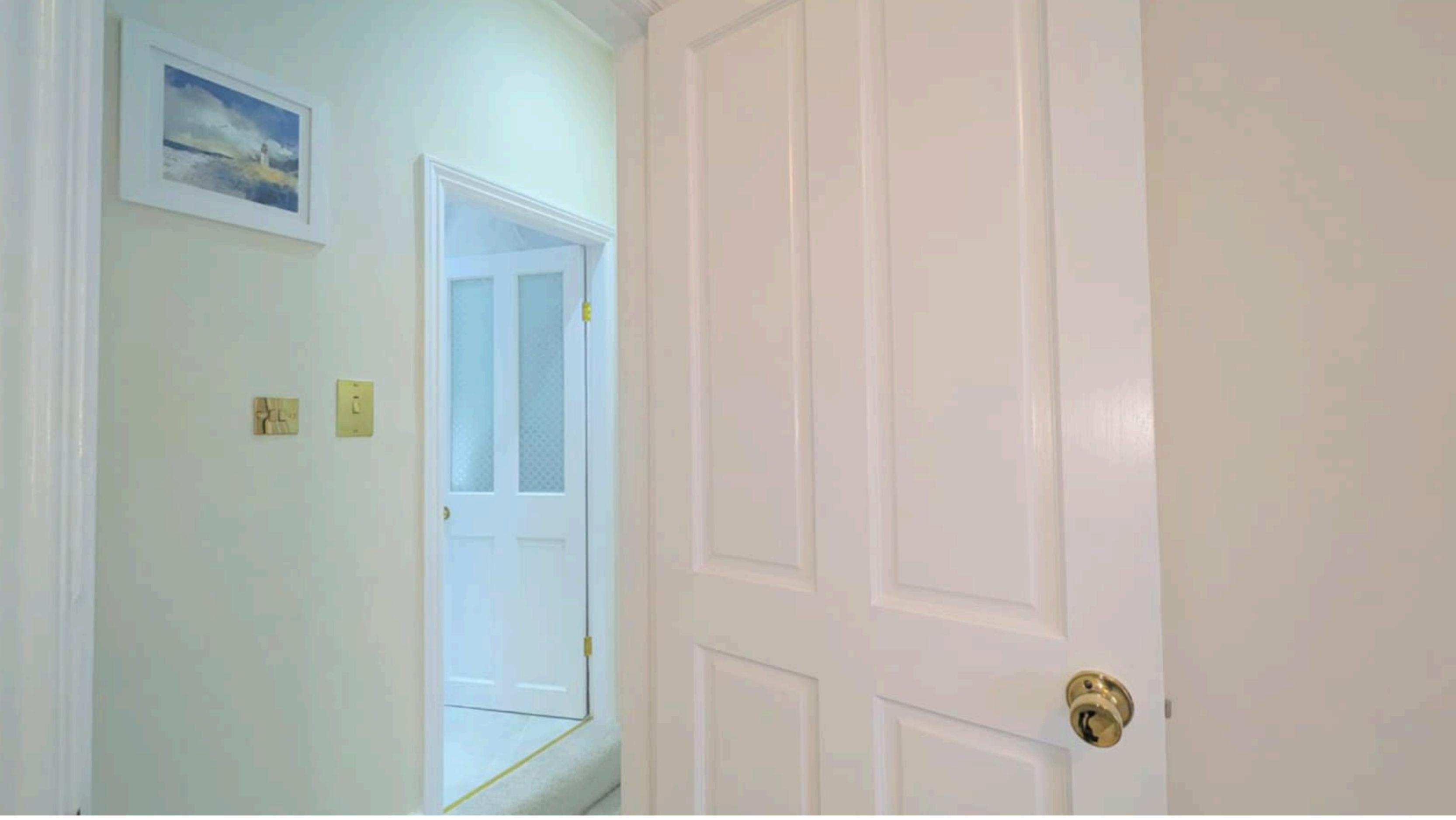










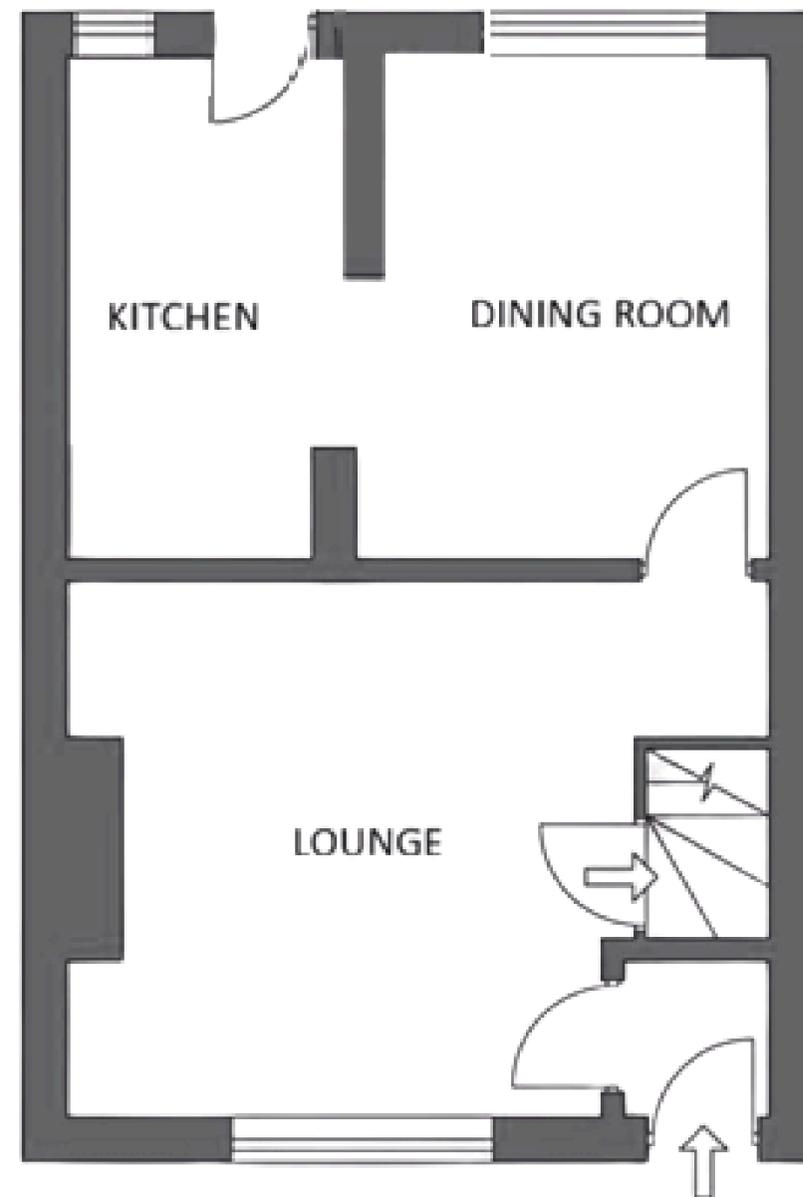
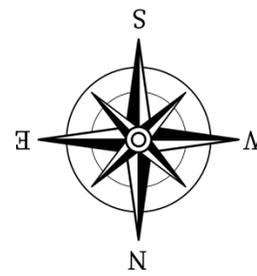




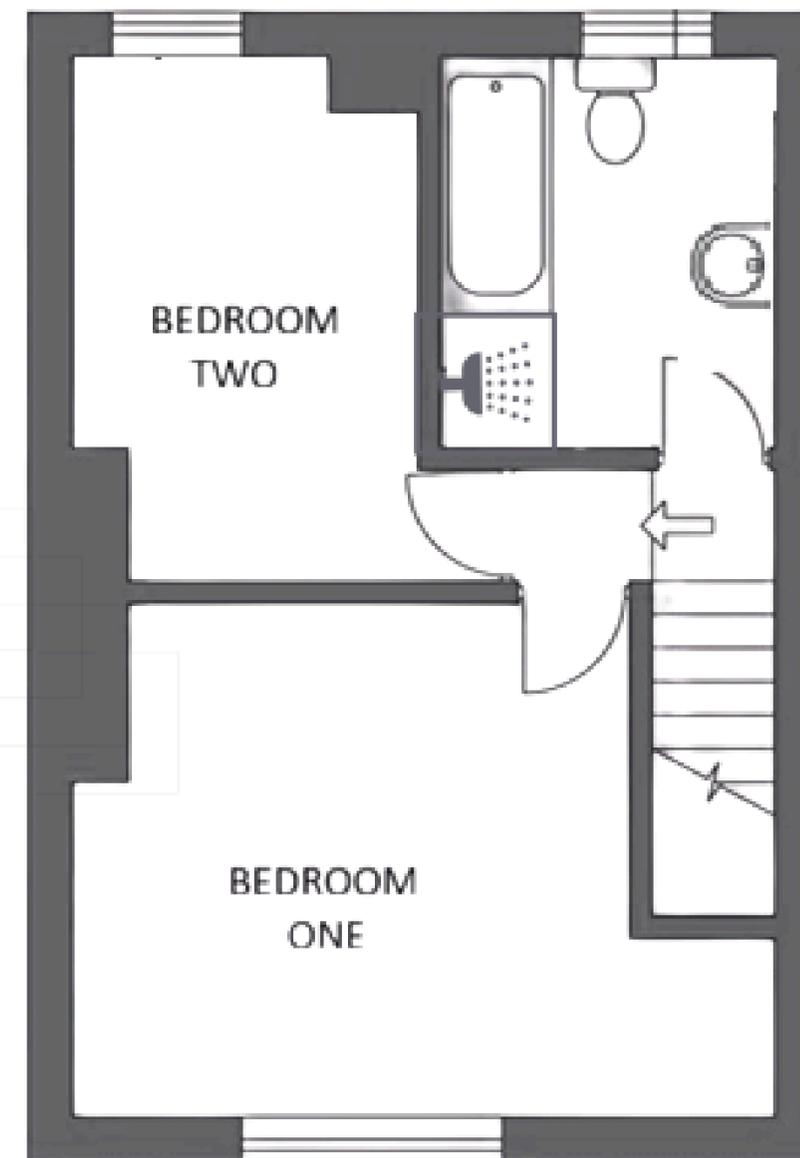




# FLOOR PLAN



Ground Floor



First Floor

Approx Gross Floor Area = 946 Sq Feet



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