



# Elderwood Road, Tranmere

£170,000



**LESLEY HOOKS**  
ESTATE AGENTS







This charming terraced home offers comfortable, practical living with well-proportioned spaces throughout. Step inside through the welcoming hallway, which benefits from useful under stairs storage, complete with space and plumbing for appliances, perfect for keeping everything neatly tucked away. A cosy lounge provides a great place to relax, while the open plan kitchen and dining room creates a sociable hub for everyday living and entertaining.

To the first floor, there are three well-proportioned bedrooms served by a modern three piece family bathroom. To the rear, a low maintenance yard offers an easy outdoor space to enjoy without the upkeep. Situated in a popular residential area between Victoria Park and Mersey Park. There is a good selection of shops just a few minutes walk away. Birkenhead town centre with its array of stores is a five minute drive away. The Birkenhead tunnel linking to Liverpool is a five minute drive away. There is the choice of two train stations within ten minutes walk and several bus routes nearby. Freehold. Council tax band A. EPC rating D.

#### **Hallway**

17'6" (5.33m) x 5'0" (1.52m)

#### **Lounge**

14'5" (4.39m) x 11'8" (3.56m)

#### **Open Plan Kitchen Dining Room**

13'1" (3.99m) Max x 17'2" (5.23m) Max

#### **Landing**

9'10" (3m) x 5'10" (1.78m)

#### **Bedroom One**

14'5" (4.39m) Into Bay x 8'4" (2.54m) To Wardrobe

#### **Bedroom Two**

13'0" (3.96m) x 10'10" (3.3m)

#### **Bedroom Three**

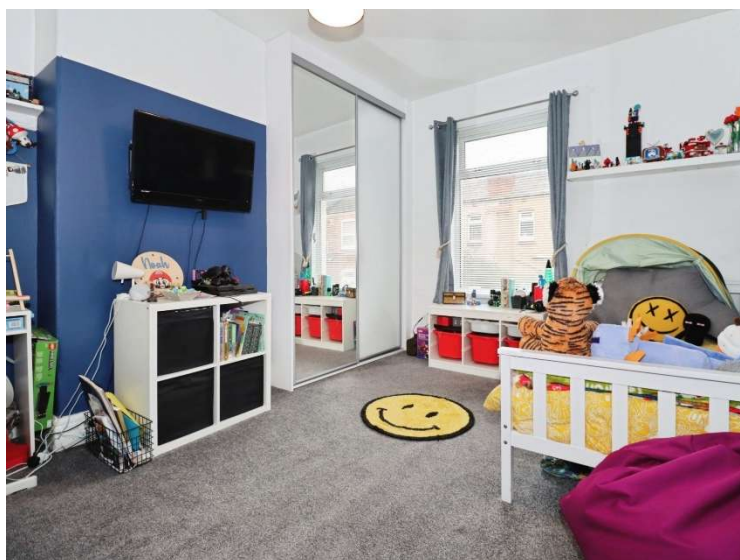
9'8" (2.95m) x 5'10" (1.78m)

#### **Bathroom**

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



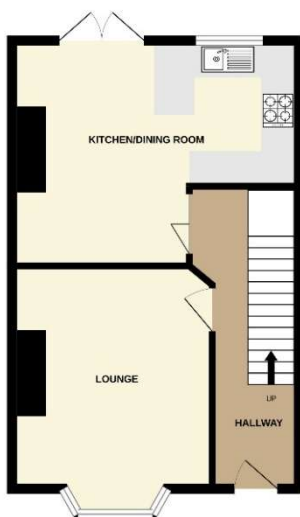








GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 856 sq.ft. (79.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Contact Us:

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