



# Baytree Road, Tranmere

£120,000



**LESLEY HOOKS**  
ESTATE AGENTS





Rarely does an opportunity like this present itself at such an accessible price point — and for the first-time buyer, the growing family, or the astute buy-to-let investor, this mid-terraced home is one that deserves immediate and serious attention. Offered for sale with no onward chain and ready to welcome its new owners from the very first day, the property also carries with it that most exciting of prospects — a little cosmetic updating still to be done. For those with an eye for interiors and a desire to truly put their own stamp on a home, this is not a drawback. This is an invitation. The practical foundations are already firmly in place. uPVC double glazing throughout and a combi-fired gas central heating system ensure that comfort and efficiency are well and truly covered, leaving the new owners free to focus on the altogether more enjoyable business of making this house their own. The layout, it must be said, flows beautifully. A welcoming hallway sets the tone, leading into a lounge of real warmth and character, centred around a fireplace — the kind that becomes the natural heart of a home on those long autumn evenings. Open access into the dining room creates that easy, sociable flow that modern living demands, whilst the fitted kitchen completes the ground floor most satisfactorily. Upstairs, two comfortable double bedrooms offer generous accommodation, accompanied by a handy study or cot room — a versatile little space that will mean different things to different buyers — and a three-piece bathroom that does the job perfectly well. Nestled between the green and open expanses of Victoria Park and Mersey Park, this is a home that enjoys the very best of its surroundings, with local shops, well-regarded schools and excellent transport links all within easy walking distance. In short, this is a home full of promise, potential and possibility. Viewing is highly recommended — and we rather suspect, once seen, not easily forgotten. Council tax band A. Freehold.



**Hallway**  
13'9" (4.19m) x 3'2" (0.97m)

**Lounge**  
14'0" (4.27m) Into Bay x 10'5" (3.18m)

**Dining Room**  
11'8" (3.56m) x 11'3" (3.43m)

**Kitchen**  
9'6" (2.9m) x 9'2" (2.79m)

**Bedroom One**  
13'8" (4.17m) Into Bay x 14'1" (4.29m)

**Bedroom Two**  
11'8" (3.56m) Max x 9'1" (2.77m)

**Study/Cot Room**  
6'2" (1.88m) x 4'9" (1.45m)

**Bathroom**  
9'2" (2.79m) x 6'8" (2.03m)





GROUND FLOOR  
415 sq ft. (38.6 sq m.) approx.

1ST FLOOR  
424 sq ft. (39.4 sq m.) approx.



TOTAL FLOOR AREA: 839 sq ft. (77.9 sq m.) approx.

These floor plans are for information only and are not intended to be used as a basis for any legal proceedings. The accuracy of the measurements and descriptions is not guaranteed. The floor plans are for information only and are not intended to be used as a basis for any legal proceedings. The accuracy of the measurements and descriptions is not guaranteed. The floor plans are for information only and are not intended to be used as a basis for any legal proceedings. The accuracy of the measurements and descriptions is not guaranteed.

**Contact Us:**

**0151 644 6000**

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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