



**Hoylake Road, Wirral, CH46 6DF**

**welcome to**

## **Hoylake Road, Wirral**

In need of modernisation throughout, the home features three reception rooms, kitchen, three double bedrooms, bathroom, and rear garden. Ideally situated close to Moreton Village, train station and local amenities - a fantastic opportunity to add value and create a lovely family home.



## Property Description

This spacious three-bedroom property offers excellent potential and is ideally located close to local amenities, transport links, and schools. The ground floor comprises an entrance porch leading into a welcoming hallway, two generous reception rooms, dining room and kitchen. Upstairs there are three bedrooms including one loft room and a family bathroom. The property is in need of modernisation throughout, offering a fantastic opportunity for buyers looking to add their own stamp and create a lovely family home. There is great scope to add value through improvement and refurbishment.

Outside, the property benefits from off road parking to the front and rear garden and is conveniently positioned for access to Moreton Village, train station, and the motorway network.

### Lounge

12' 4" x 11' 2" Max ( 3.76m x 3.40m Max )

### Second Reception Room

12' 7" max x 11' 2" ( 3.84m max x 3.40m )

### Dining Room

9' 3" x 8' 4" ( 2.82m x 2.54m )

### Kitchen

17' 6" x 7' 8" max ( 5.33m x 2.34m max )

### Bedroom One

12' 3" x 11' 2" max ( 3.73m x 3.40m max )

### Bedroom Two

12' 6" x 11' 2" ( 3.81m x 3.40m )

### Bedroom Three

18' 4" x 8' 5" ( 5.59m x 2.57m )



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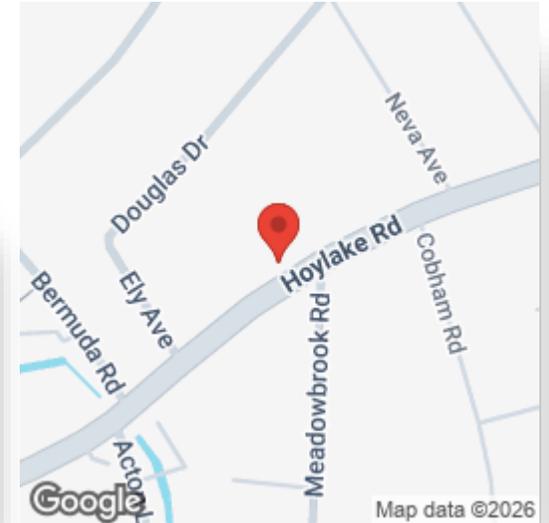
- Council tax band B
- Two reception rooms
- Front and rear gardens
- Close to local amenities
- Potential to improve and add value

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£175,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
GRE106277 - 0002

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