



Lake Place, Hoylake

£280,000 Freehold



Two double bedrooms • End-terrace period home • Detached garage • Beautifully presented character property • Private front, side and rear gardens • Open lounge/dining room • First floor four-piece bathroom suite • Gas central heating and double glazed throughout • Ideal first home or downsize • Open kitchen/breakfast bar and utility room

home
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This beautifully presented two bedroom, end-terrace, period house offers an ideal opportunity for first time buyers or those looking to downsize, combining modern comfort with a welcoming atmosphere. The property features two generously sized double bedrooms, each thoughtfully decorated and providing ample space for bedroom furnishings with the main bedroom boasting fitted wardrobes.

The open lounge/dining room is filled with natural light from French doors to the rear garden and fireplace ready for a log burner to be fitted, creating a versatile space for relaxing or entertaining guests. The kitchen is well appointed with contemporary units and space and plumbing for freestanding appliances, offering both practicality and style. A highlight of the home is the spacious four-piece bathroom suite, which includes a separate shower enclosure, bath, wash basin, and WC, all finished to a high standard.

Throughout the property, gas central heating and double glazing ensure year-round comfort and energy efficiency. The home also benefits from a detached garage, providing secure parking or additional storage options as required. Tasteful décor and quality flooring are evident in every room, reflecting the care and attention given to maintaining the property. The layout has been thoughtfully designed to maximise space and functionality, making daily living convenient and enjoyable.

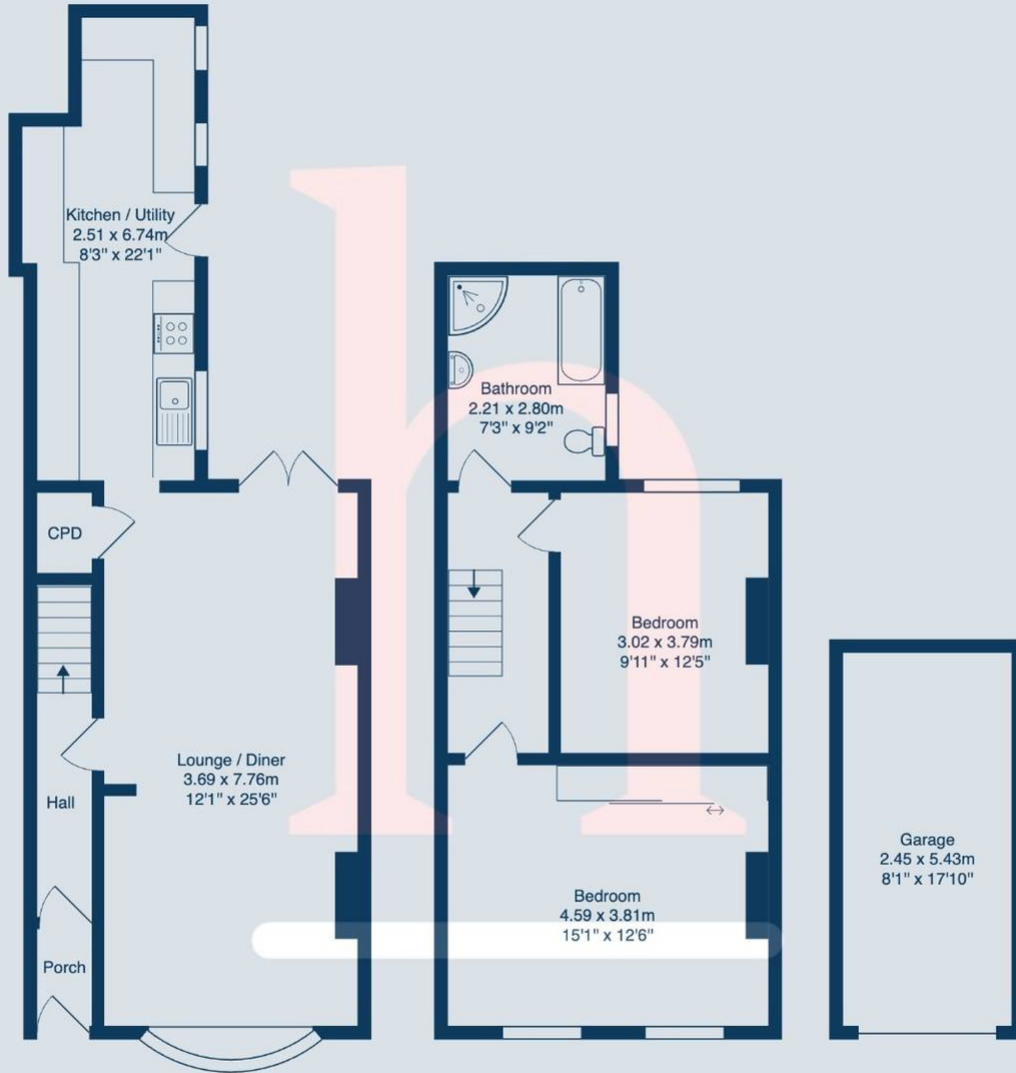
Located in a sought-after residential area, the house enjoys a peaceful setting while remaining within easy reach of local amenities with Hoylake town centre on your doorstep, reputable schools of West Kirby Grammar and Calday Grange Grammar, and transport links with both Manor Road and Hoylake station being a short walk away and offering an easy commute to Liverpool (23 and 27 minutes, respectively). This is a rare opportunity to acquire a move-in ready home that caters to a range of buyers, offering both comfort and practicality in equal measure. Early viewing is highly recommended to appreciate the quality and value on offer in this delightful end-terrace property.



Ground Floor

1st Floor

Garage



Total Area: 95.7 m² ... 1031 ft² (excluding garage)

All measurements are approximate and for display purposes only.