



Rock Lane East, Rock Ferry

£210,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming semi-detached home, offering spacious and versatile living for the modern family. Step inside to a welcoming hallway that leads to a bright and comfortable lounge, perfect for relaxing evenings, and a separate sitting room ideal for family time or a quiet retreat. The heart of the home is the generous kitchen/dining room, providing plenty of space for cooking, dining, and entertaining, with convenient access to the garden. A handy downstairs WC completes the ground floor.

To the first floor you will find four well-proportioned bedrooms and a four-piece family bathroom. Outside, the property boasts a driveway providing off-road parking and a lovely southerly facing, low-maintenance garden, perfect for enjoying the sunshine with minimal upkeep. Offered with no onward chain, this fantastic home is ready for its next owners to move straight in and make it their own. Ideally situated, the property is within easy reach of local shops, schools and amenities. Birkenhead tunnel linking direct to Liverpool city centre is a five minute drive away. There are numerous bus routes within a couple of minutes walk. Rock Ferry train station is a five minute drive away. Council tax band B. Freehold.



Hallway

26'10" (8.18m) x 5'7" (1.7m) Max

Lounge

17'3" (5.26m) Into Bay x 14'10" (4.52m)

Sitting Room

11'10" (3.61m) x 14'5" (4.39m)

Kitchen/Dining Room

18'3" (5.56m) x 13'0" (3.96m)

Downstairs WC

6'1" (1.85m) x 2'6" (0.76m)

Landing

28'7" (8.71m) Max x 5'9" (1.75m)

Bedroom One

17'3" (5.26m) Into Bay x 14'1" (4.29m)

Bedroom Two

11'10" (3.61m) x 14'6" (4.42m)

Bedroom Three

11'7" (3.53m) x 9'9" (2.97m)

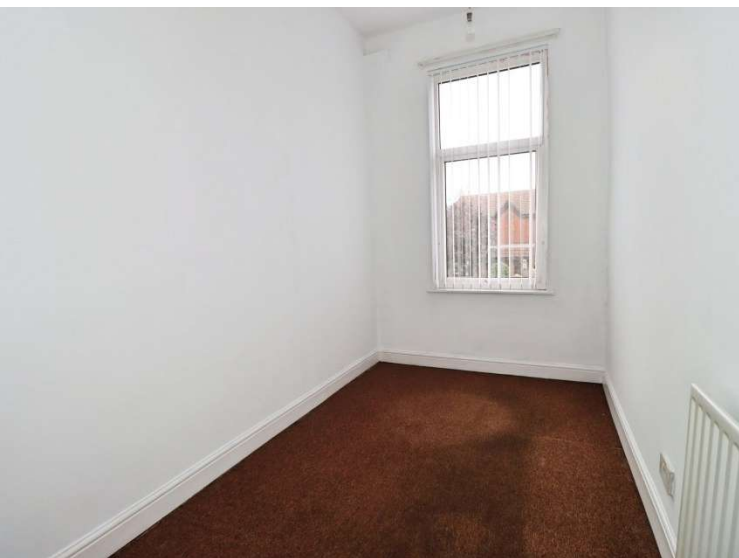
Bedroom Four

10'11" (3.33m) x 6'2" (1.88m)

Bathroom

6'4" (1.93m) x 13'1" (3.99m)





Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.