



Inglemere Road, Rock Ferry

£120,000



LESLEY HOOKS
ESTATE AGENTS





This charming end terrace offers far more than meets the eye. With well-proportioned rooms and plenty of potential, it's a fantastic opportunity for anyone looking to put their own stamp on a home. Step inside through the vestibule into a welcoming hallway, leading to a generous lounge and a kitchen dining room that provides plenty of space for family meals or entertaining. To the first floor you will find three well proportioned bedrooms along with a bathroom, offering flexible accommodation to suit a variety of needs. Outside, there's a charming courtyard, perfect for enjoying a morning coffee or creating a low maintenance outdoor space. With its excellent layout and scope for improvement, this is a fantastic chance to create your ideal home. Situated in a popular residential area, the property is within walking distance of local primary and secondary schools. Victoria park is just at the bottom of the road. Rock ferry train station is a ten minute walk away and there is a good variety of shops just a couple of minutes walk away. Motorway networks with links to Liverpool and Chester are a five minute drive away. Freehold. Council tax band A.



Vestibule

3'7" (1.09m) x 5'3" (1.6m)

Hallway

12'10" (3.91m) x 5'3" (1.6m)

Lounge

14'11" (4.55m) Max x 11'2" (3.4m)

Dining Room

12'11" (3.94m) x 10'1" (3.07m)

Kitchen

9'3" (2.82m) x 6'3" (1.91m)



Bedroom One

14'4" (4.37m) Into Bay x 10'8" (3.25m)

Bedroom Two

13'0" (3.96m) x 10'8" (3.25m)

Bedroom Three

9'5" (2.87m) x 6'0" (1.83m)

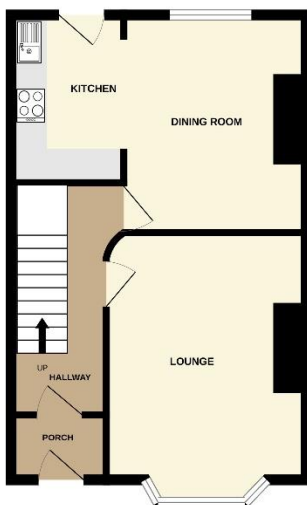
Bathroom

6'7" (2.01m) x 6'0" (1.83m)

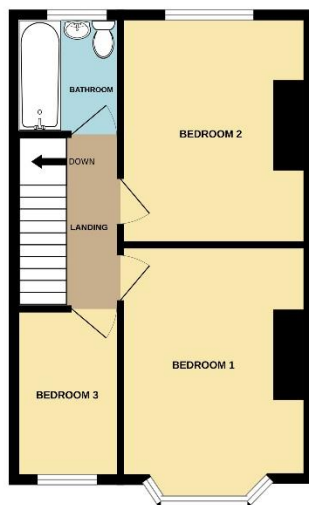




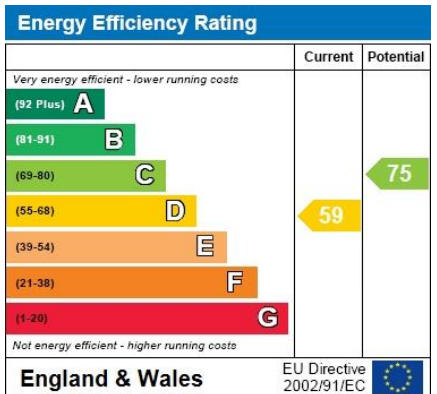
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by 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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Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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