



Staplehurst Drive, Rock Ferry

£190,000



LESLEY HOOKS
ESTATE AGENTS





Step inside this deceptively spacious terrace home. The welcoming hallway leads to a handy downstairs WC and a stylish kitchen dining room , perfect for family meals or entertaining guests. The spacious lounge is a true heart of the home, offering plenty of room to relax, with stairs leading up to the first floor.

To the first floor you will find three well-proportioned bedrooms, including the main bedroom complete with an en-suite and its own private balcony providing the perfect spot to enjoy your morning coffee. Bedroom three also enjoys its own balcony. A modern three piece family bathroom completes the accommodation. Outside, the property boasts a driveway leading to a car port, and a low maintenance rear yard, offering private outdoor space without the upkeep. The property is ideally situated within a couple of minutes walk away from Rock Ferry train station and numerous bus routes. Local shops and amenities are also within walking distance. Birkenhead tunnel linking direct to Liverpool city centre is a five minute drive away. Council tax band B. Freehold.



Hallway

8'2" (2.49m) Max x 4'7" (1.4m) Max

Downstairs WC

4'9" (1.45m) x 3'5" (1.04m)

Lounge

24'6" (7.47m) Max x 11'2" (3.4m)

Kitchen/Dining Room

14'9" (4.5m) x 10'5" (3.18m)

Landing

16'5" (5m) x 11'1" (3.38m) Max

Bedroom One

11'1" (3.38m) x 8'7" (2.62m)

En-Suite

7'7" (2.31m) x 2'7" (0.79m)

Bedroom Two

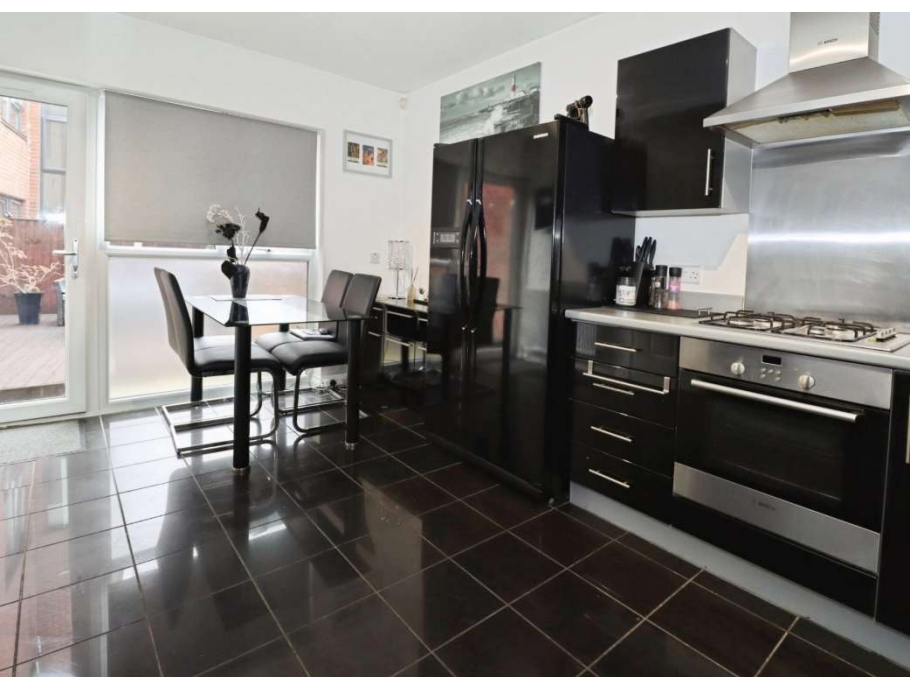
11'0" (3.35m) x 11'2" (3.4m)

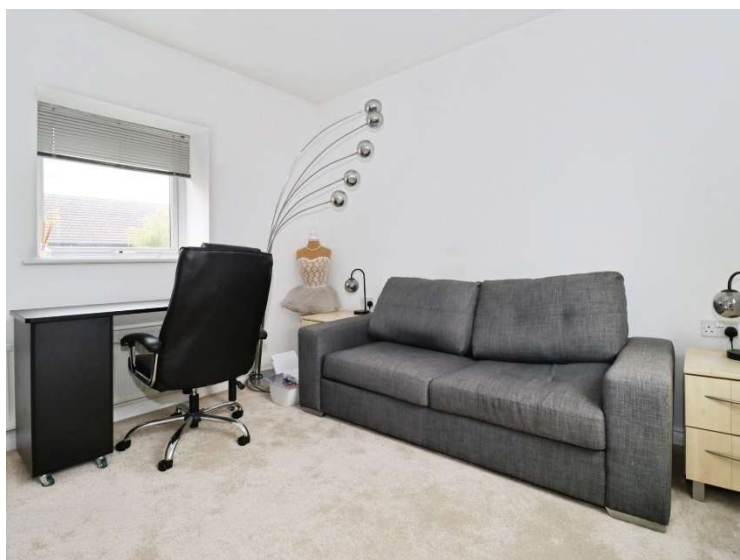
Bedroom Three

8'0" (2.44m) x 7'9" (2.36m)

Bathroom

5'10" (1.78m) x 7'10" (2.39m) Max







GROUND FLOOR

1ST FLOOR



We warrant every attempt has been made to ensure the accuracy of the floorplan (including floor measurements) of shown, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser. This warrant, together with any other items shown here, is not intended to be a guarantee of any kind. Please see the full particulars for more details. House with Mortgage 0.0020

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