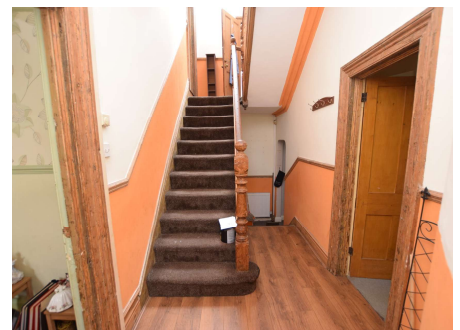




Old Chester Road, Rock Ferry

£210,000



LESLEY HOOKS
ESTATE AGENTS





This spacious double fronted semi-detached home exudes charm and potential in abundance. With a little tender loving care (TLC), this gem is ready to be transformed into your dream haven. Boasting a history of meticulous maintenance, this property showcases modern conveniences including uPVC double glazing and combi fired gas central heating, ensuring your comfort all year round. As you step through the inviting hallway, you'll discover a well-thought-out layout that caters to both relaxation and functionality. The ground floor presents a versatile space featuring a convenient downstairs wet room, perfect for accommodating guests or providing added accessibility. Your options for leisure and entertainment are endless with three distinct living areas - a lounge, sitting room, and living room, each offering unique opportunities for relaxation or social gatherings. The heart of the home lies in the kitchen, where culinary creations come to life. Adjacent is a utility room, providing ample storage and organisational solutions. Venture downstairs to uncover the hidden treasure of cellar rooms, offering endless possibilities for additional living space or storage solutions. Upstairs, you'll be delighted to find five double bedrooms, providing ample space for family members or guests to rest and recharge. A four-piece bathroom completes upstairs, creating a retreat for unwinding after a long day. Step outside to the rear garden, where a decked patio awaits, promising delightful moments of relaxation in the fresh air. Whether you're hosting a barbecue with friends or enjoying a quiet morning coffee, this outdoor oasis is sure to become a cherished retreat. With the added bonus of no onward chain, the possibilities are endless in making this house your forever home. Don't miss out on the opportunity to make memories in this delightful property, brimming with character and potential. Come and explore your future here - the journey to your dream home starts now! Council tax band A. Freehold.

Hallway

28'2" (8.59m) x 6'2" (1.88m) Max

Wet Room

8'5" (2.57m) x 5'2" (1.57m)

Lounge

16'11" (5.16m) x 11'11" (3.63m)

Sitting Room

16'3" (4.95m) Into Bay x 10'3" (3.12m)

Living Room

13'8" (4.17m) Max x 12'1" (3.68m)

Kitchen

9'4" (2.84m) x 7'10" (2.39m)

Utility Room

8'5" (2.57m) x 6'2" (1.88m)

Bedroom One

17'0" (5.18m) x 12'1" (3.68m) Into Wardrobe Recess

Bedroom Two

14'7" (4.45m) x 13'2" (4.01m) Into Bay

Bedroom Three 12'3" (3.73m) x 11'7" (3.53m) Into Wardrobe Recess

Bedroom Four

9'9" (2.97m) x 8'5" (2.57m)

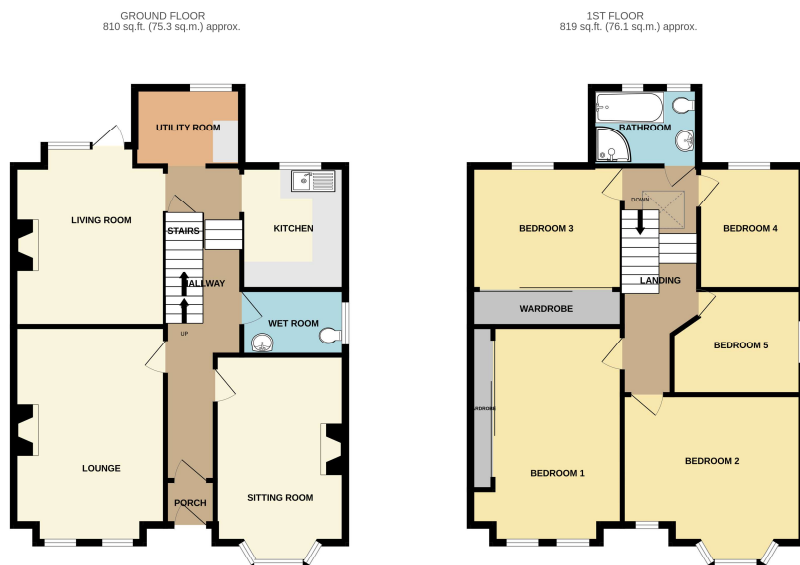
Bedroom Five

10'0" (3.05m) x 8'6" (2.59m)

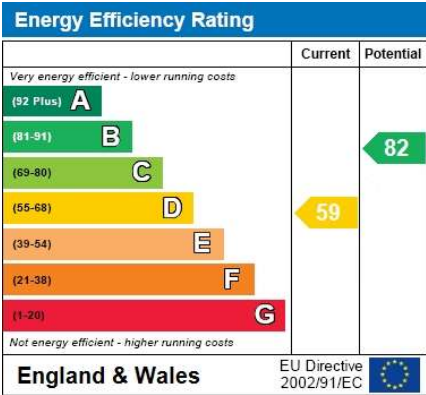
Bathroom

8'1" (2.46m) x 5'10" (1.78m)





TOTAL FLOOR AREA : 1629 sq.ft. (151.4 sq.m.) approx.
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 mis-statement. This plan is for illustrative 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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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.