



Rosswood Road, Overpool

£250,000



LESLEY HOOKS
ESTATE AGENTS





This charming four-bedroom detached townhouse, set across three spacious floors, is nestled in a quiet corner of a new-build estate off Rossmore Road. Designed for modern living, this home offers a perfect blend of comfort and style.

Upon entering the property, you're greeted by a welcoming entrance hall that leads to a downstairs WC for added convenience. The modern kitchen is thoughtfully designed and adjoins a bright conservatory that doubles as a summer room, ideal for relaxing or entertaining guests with plenty of natural light flooding in.

Moving to the first floor, you'll find a generously sized lounge, perfect for unwinding with family or hosting social gatherings. This floor also features one of the home's four bedrooms, along with a sleek family bathroom.

The second floor houses the impressive master bedroom, complete with a stylish en-suite bathroom for privacy and comfort. Additionally, there are two more well-proportioned bedrooms on this floor, providing ample space for family members or guests.

Externally, the property offers a private driveway leading to a garage, ensuring plenty of parking space and additional storage. The location within the new-build estate provides a sense of tranquility while being conveniently close to local amenities and transport links.

Ground Floor Downstairs WC
5'9" (1.75m) x 3'0" (0.91m)

Ground Floor Kitchen
15'11" (4.85m) x 10'5" (3.18m)

Ground Floor Conservatory
19'8" (5.99m) x 12'7" (3.84m)

First Floor Lounge
15'10" (4.83m) x 10'0" (3.05m)

First Floor Bathroom
9'0" (2.74m) x 5'0" (1.52m)

First Floor Bedroom One
10'6" (3.2m) x 9'2" (2.79m)

Second Floor Bedroom Two
15'2" (4.62m) x 11'5" (3.48m)

En-Suite
8'2" (2.49m) x 5'10" (1.78m)

Second Floor Bedroom Three
9'5" (2.87m) x 10'2" (3.1m)

Second Floor Bedroom
10'5" (3.18m) x 6'9" (2.06m)

Summer House
15'8" (4.78m) x 11'6" (3.51m)

Garage
16'5" (5m) x 9'0" (2.74m)





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.