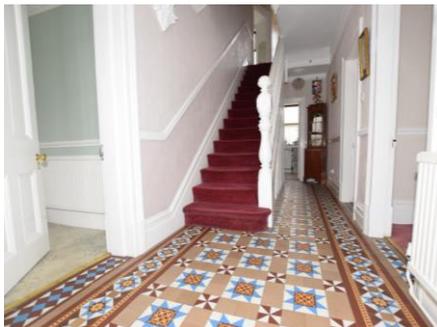




Rock Park, Rock Ferry

£395,000



LESLEY HOOKS
ESTATE AGENTS





'Grassendale' is a beautiful, detached Victorian villa with a Circa 1860 and offers the perfect blend of style and space. The attractive entrance hall with decorative tiled flooring leads to three spacious reception rooms, a modern fitted kitchen, a conservatory, utility room and a downstairs bathroom. To the first floor there are five bedrooms, a bathroom and a shower room. To the second floor there are two generous loft rooms. With all this accommodation, there is plenty of room for family and friends with bags of space to spread out and enjoy your home. The large grounds provide a beautiful backdrop for al fresco dining, summer barbecues, or just a spot of peaceful reflection. The driveway can facilitate parking for several cars and there is a detached garage as well. Inside, you'll find a range of charming period features, such as fireplaces, high ceilings, ornate architraving and large windows that bring in an abundance of natural light. The property is fully double glazed and has combi fired gas central heating. This extensive property with its combination of grandeur and practicality, will make a stunning home. Rock Park, conservation area, located on the eastern edge of Wirral, is a purpose-built residential estate formed by Liverpool merchants. Interior inspection is the only way to truly appreciate this gem of a home. Council tax band D. Freehold. Please note that the owner of this property is a 'Connected Person' to Lesley Hooks Estate Agents, as defined by the Estate Agents Act 1979.

Porch

4'5" (1.35m) x 5'11" (1.8m)

Hallway

20'4" (6.2m) x 5'10" (1.78m)

Lounge

17'4" (5.28m) Into Bay x 12'1" (3.68m)

Dining Room

14'5" (4.39m) Into Bay x 11'7" (3.53m)

Parlour

12'10" (3.91m) x 11'8" (3.56m)

Kitchen

12'1" (3.68m) x 9'6" (2.9m)

Utility Room

9'1" (2.77m) x 6'11" (2.11m)

Downstairs Bathroom

7'11" (2.41m) x 5'6" (1.68m)

Bedroom One

17'6" (5.33m) Into Bay x 12'2" (3.71m) Into Wardrobe Recess

Bedroom Two 14'4" (4.37m) Into Bay x 11'11" (3.63m)

Bedroom Three

12'2" (3.71m) x 10'10" (3.3m)

Bedroom Four

12'10" (3.91m) x 11'9" (3.58m)

Bedroom Five

8'7" (2.62m) x 5'11" (1.8m)

Bathroom

6'9" (2.06m) x 5'4" (1.63m)

Shower Room

6'11" (2.11m) x 5'5" (1.65m)

Loft Room One

18'5" (5.61m) x 15'7" (4.75m)

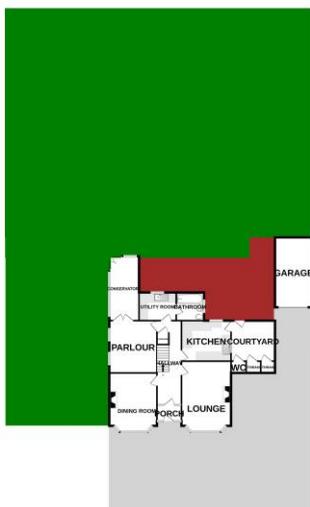
Loft Room Two

10'10" (3.3m) x 15'7" (4.75m)





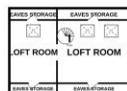
000A AND 0100K
3382 sq ft (313.1 sq m) approx.



1ST FLOOR
883 sq ft (81.2 sq m) approx.



2ND FLOOR
823 sq ft (76.2 sq m) approx.



TOTAL FLOOR AREA : 2788 sq.ft. (259.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement of doors, windows, stairs 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 to any prospective purchaser. The services, systems and apparatus 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.