



Stoneleigh Grove, Rock Ferry

£240,000



LESLEY HOOKS
ESTATE AGENTS





This modern detached house is nestled in a cul-de-sac location on the Bebington border and within walking distance of local shops, schools and amenities. As you enter through the front door, you are welcomed by a spacious hallway that sets the tone for the entire home. Conveniently located on the ground floor is a well-appointed downstairs WC, adding a touch of practicality to the living space. The lounge area exudes comfort and warmth, providing an inviting space for relaxation and entertainment. Connected seamlessly is the dining room, creating an open and versatile area for family meals or social gatherings. The addition of a conservatory bathes the interior in natural light, offering a tranquil space that connects the indoor and outdoor living areas. The fitted kitchen boasts modern amenities and stylish design, providing an ideal setting for culinary enthusiasts. Moving to the upper floor, you'll find three generously sized bedrooms, each offering a comfortable and private retreat. The master bedroom features an en-suite bathroom, adding a luxurious touch to the living experience. Completing the upper level is a family bathroom designed with contemporary fixtures and finishes, catering to the needs of the entire household. Outside, the property features a well-maintained driveway, a detached garage for secure parking or additional storage, and gardens that surround the house, offering a perfect blend of aesthetics and greenery. This modern detached house in a cul-de-sac location not only provides a comfortable and stylish living environment but also embraces the convenience of modern living with its thoughtfully designed spaces and amenities. Council tax band D. Freehold.



Hallway

15'8" (4.78m) x 7'2" (2.18m)

Downstairs WC

6'1" (1.85m) x 3'4" (1.02m)

Lounge

16'9" (5.11m) Into Bay x 12'0" (3.66m)

Dining Room

9'3" (2.82m) x 9'9" (2.97m)

Conservatory

9'4" (2.84m) x 8'10" (2.69m)

Kitchen

9'5" (2.87m) x 9'0" (2.74m)



Bedroom One

11'10" (3.61m) x 11'8" (3.56m)

En-Suite Bathroom

8'3" (2.51m) x 3'11" (1.19m)

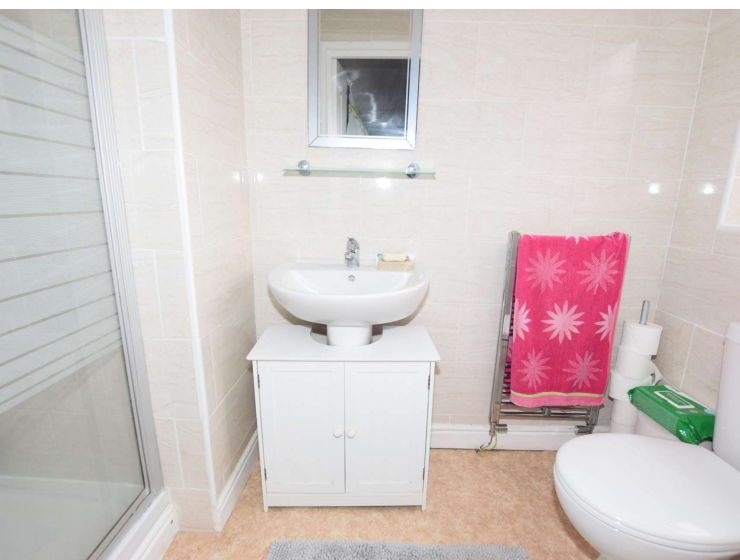
Bedroom Two

11'7" (3.53m) x 8'1" (2.46m)

Bedroom Three 9'3" (2.82m) x 7'11" (2.41m)

Bathroom

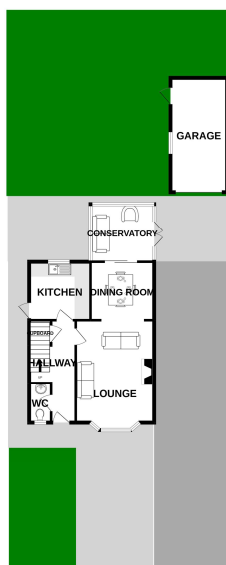
8'4" (2.54m) x 7'10" (2.39m)





GROUND FLOOR
109 sq ft (10.0 sq m) approx.

1ST FLOOR
472 sq ft (43.9 sq m) approx.



TOTAL FLOOR AREA: 1181 sq ft (109.7 sq m) approx.

Whilst every effort has been made to ensure the accuracy of the foregoing particulars, measurements of areas, volumes, levels and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their satisfactory condition can be given.

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