



Egerton Park, Rock Ferry

£235,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in the residential neighbourhood of Egerton Park, this semi-detached house offers the perfect blend of comfort and convenience. Situated within easy reach of local shops, schools, and transport links, you'll find everything you need just a stone's throw away. As you step inside, you'll be greeted by a warm and inviting atmosphere. The uPVC double glazing ensures ample natural light fills the space, while the combi fired gas central heating keeps you cosy throughout the year. The layout is both practical and spacious, with a welcoming hall leading you into the lounge, dining room, and kitchen. The lounge is perfect for relaxing evenings with family or entertaining guests, while the dining room boasts a convenient door leading out to the garden, allowing for seamless indoor-outdoor living. The open access into the kitchen makes meal preparation a breeze, with plenty of counter space and modern amenities to inspire your culinary creativity. Venturing upstairs, you'll discover three well-appointed bedrooms, offering comfort and privacy for the whole family. The bathroom features a stylish three-piece suite in white, complete with a shower and shower screen above the bath, ensuring a refreshing start to your day. Outside, the property offers both practicality and beauty. The front driveway provides off-road parking, leading to a garage for added convenience. Meanwhile, the rear garden is a true delight, featuring a charming timber deck where you can unwind and enjoy the outdoors in peace and tranquility. With its desirable location, modern amenities, and inviting layout, this semi-detached house is more than just a place to live—it's a place to call home. Don't miss your chance to make memories in this wonderful space! Council tax band C. Freehold.



Hall

5'6" (1.68m) x 4'9" (1.45m)

Lounge

15'1" (4.6m) Into Bay x 12'10" (3.91m)

Dining Room

10'4" (3.15m) x 8'4" (2.54m)

Kitchen

10'4" (3.15m) x 6'10" (2.08m)

Bedroom One

13'1" (3.99m) x 8'11" (2.72m)

Bedroom Two

11'2" (3.4m) x 7'6" (2.29m)

Bedroom Three

7'11" (2.41m) x 7'10" (2.39m)

Bathroom

6'9" (2.06m) x 6'2" (1.88m)







GROUND FLOOR
631 SQ. FT. (58.7 SQ. M.) APPROX.

1ST FLOOR
301 SQ. FT. (27.9 SQ. M.) APPROX.



TOTAL FLOOR AREA: 1,032 sq. ft. (95.3 sq. m.) approx.
While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made regarding their condition or operation.

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