



Bedford Drive, Rock Ferry

£229,995



LESLEY HOOKS
ESTATE AGENTS





Occupying a good size corner plot, this charming semi-detached house offers deceptively spacious accommodation with fantastic potential for anyone wanting to put their own stamp on a property and is ideal for those not afraid of a little DIY. Having uPVC double glazing and combi fired gas central heating the layout briefly comprises hallway, lounge, sitting room, breakfast room with handy under stairs storage and a fitted kitchen. To the first floor there are three good size bedrooms, separate wc and a family bathroom with three piece suite in white. To the side of the property there is a driveway with off road parking leading to the garage. There are gardens to the front, side and rear. Situated in a popular residential area, the property is within easy reach to Local shops, amenities and schools. There are excellent transport links with several bus routes all within walking distance. Motorway networks with links to Liverpool and Chester are a five minute drive away. The property is offered with no onward chain. Council tax band C. Freehold.

Porch

2'7" (0.79m) x 6'5" (1.96m)

Tiled Flooring.

Hallway

14'11" (4.55m) x 6'6" (1.98m)

Stairs to the first floor, window to the side, laminate flooring.

Lounge

15'5" (4.7m) Into Bay x 12'5" (3.78m)

Bay window to the front, laminate flooring.

Sitting Room

16'10" (5.13m) Max x 11'4" (3.45m)

Window to the rear, laminate flooring.

Breakfast Room

10'9" (3.28m) x 7'5" (2.26m)

Handy under stairs storage, two windows to the side, tiled flooring.

Kitchen

10'4" (3.15m) x 7'3" (2.21m)

Fitted kitchen with an excellent range of floor and eye level units, contrasting work tops, four ring gas hob, cooker hood, oven, sink with drainer, space and plumbing for appliances, combi boiler, window to the side and rear, door to the side accessing the garden, tiled flooring.



Bedroom One

15'5" (4.7m) x 12'5" (3.78m)

Bay window to the front.

Bedroom Two

14'6" (4.42m) x 11'3" (3.43m)

window to the rear.

Bedroom Three

10'4" (3.15m) x 6'6" (1.98m)

Window to the front and side.

Separate WC

2'7" (0.79m) x 4'8" (1.42m)
Comprises wash hand basin and wc, window to the side, tiled flooring.

Bathroom

6'3" (1.91m) x 7'4" (2.24m)

Three piece family bathroom in white comprising wash hand basin, wc and bath with shower over, handy storage cupboard, heated towel rail, window to the rear, tiled flooring and walls.

Outside

To the side of the property there is a driveway with off road parking leading to the garage. There are gardens to the front, side and rear.



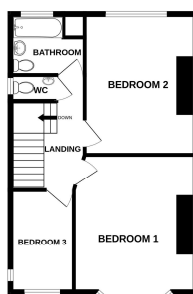




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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