



The Dell, Rock Ferry

£45,000



LESLEY HOOKS
ESTATE AGENTS





This first-floor flat is an ideal opportunity for a first-time buyer or a savvy buy-to-let landlord. Although in need of updating, this property offers great potential for customisation and improvement. Upon entering, you are greeted by a hallway that leads to the lounge which seamlessly connects to the kitchen through an open layout. This design not only enhances the sense of space but also allows for a versatile and sociable living area. The kitchen, while requiring some updates, presents a blank canvas for your culinary creativity. With thoughtful redesign, this space can easily become a modern and functional hub for cooking and entertaining. The flat comprises one bedroom, offering a comfortable retreat for relaxation. The bathroom, though functional, could benefit from modernisation to suit contemporary tastes. Conveniently located at the rear of the property, parking facilities ensure hassle-free access for residents. Additionally, the absence of an onward chain simplifies the buying process, making it an attractive prospect for those eager to make a swift move. In summary, this first-floor flat presents an exciting opportunity for a first-time buyer looking to personalise their home or for a buy-to-let investor seeking a property with great potential. With a bit of vision and effort, this space can be transformed into a stylish and comfortable living environment. Ideally situated, the property is a couple of minutes walk to the sea front with unrestricted views over to Liverpool. Local shops, schools and amenities are also within walking distance. Council tax band A. Leasehold.



hall

5'0" (1.52m) x 2'10" (0.86m)

Lounge

12'1" (3.68m) Into Bay x 9'10" (3m)

Kitchen

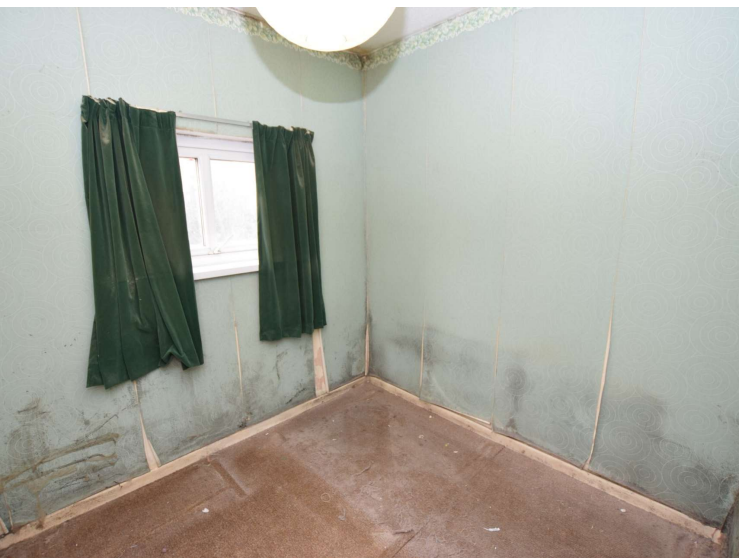
9'10" (3m) x 5'4" (1.63m)

Bedroom

7'6" (2.29m) Max x 6'11" (2.11m)

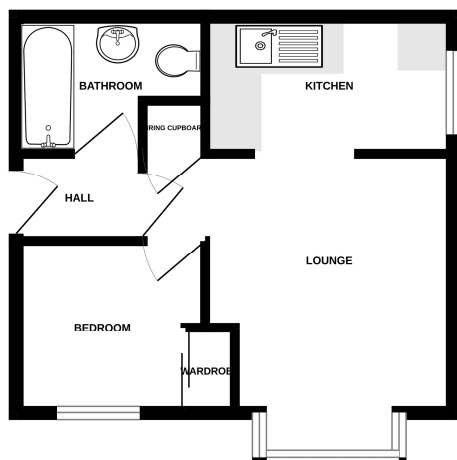
Bathroom

7'6" (2.29m) Max x 5'2" (1.57m) Max





GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 282 sq.ft. (26.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, levels and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their condition or performance.

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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