



# Egerton Park, Rock Ferry

Offers Over £190,000



**LESLEY HOOKS**  
ESTATE AGENTS







This semi-detached house is situated on a spacious plot and with a little vision, presents an excellent opportunity for creative enhancement. The property features a welcoming hallway that leads to a cosy lounge and a separate dining room. A conservatory adds a touch of charm and provides an additional living space, allowing residents to enjoy the surrounding views. The kitchen caters to daily needs, and there are three bedrooms offering comfortable accommodation. A stylish shower room with three piece suite in white, adds a modern touch to the residence. The property also boasts practical amenities such as a driveway and a garage, providing convenient parking solutions. One of the notable features is the generously sized southwesterly rear garden, offering ample space for outdoor activities, gardening, or simply relaxing in the open air. The absence of an onward chain simplifies the buying process, making this property an appealing option for those seeking a residence with potential for personalisation and improvement. Council tax band B. Freehold.



#### **Hallway**

15'2" (4.62m) x 5'8" (1.73m)

#### **Lounge**

15'2" (4.62m) Into Bay x 12'1" (3.68m)

#### **Dining Room**

9'5" (2.87m) x 9'4" (2.84m)

#### **Conservatory**

10'4" (3.15m) x 12'0" (3.66m)

#### **Kitchen**

8'5" (2.57m) x 8'4" (2.54m)



#### **Bedroom One**

13'10" (4.22m) Into Bay x 11'6" (3.51m)

#### **Bedroom Two**

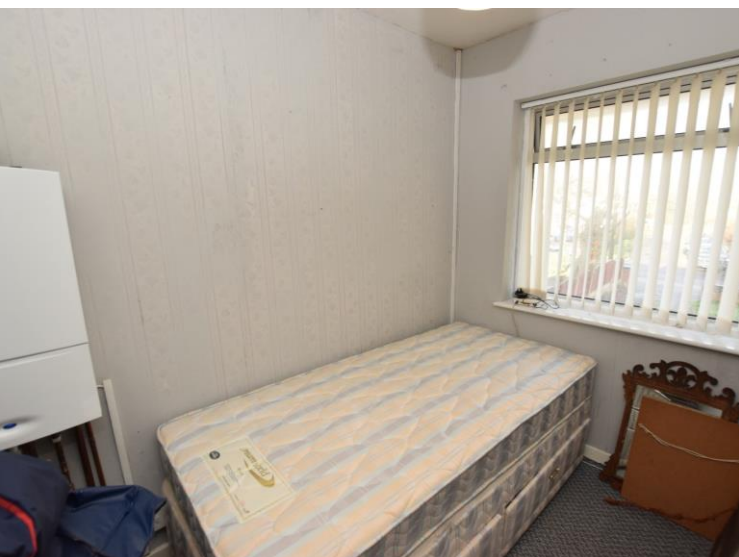
11'4" (3.45m) x 11'6" (3.51m)

#### **Bedroom Three**

8'7" (2.62m) x 6'4" (1.93m)

#### **Shower Room**

6'4" (1.93m) x 5'7" (1.7m)

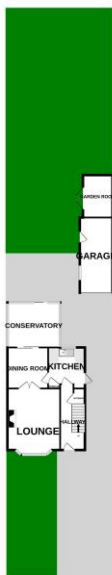






GROUND FLOOR  
10' 0" x 20' 0" (3.05m x 6.10m)

1ST FLOOR  
10' 0" x 20' 0" (3.05m x 6.10m)



TOTAL FLOOR AREA: 1363 sq. ft. (127.8 sq. m.) approx.

We have every effort to ensure the accuracy of the figures contained here. Measurements of doors, windows, rooms and other parts are approximate and are intended to give an idea of the general layout. The figures for total area are given as an indication only and are not intended to be used for any purpose other than to give a general impression. The figures for total area are given as an indication only and are not intended to be used for any purpose other than to give a general impression. The figures for total area are given as an indication only and are not intended to be used for any purpose other than to give a general impression.

Based on 10/10/2023

## Contact Us:

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