



# Deverill Road, Rock Ferry

£125,000



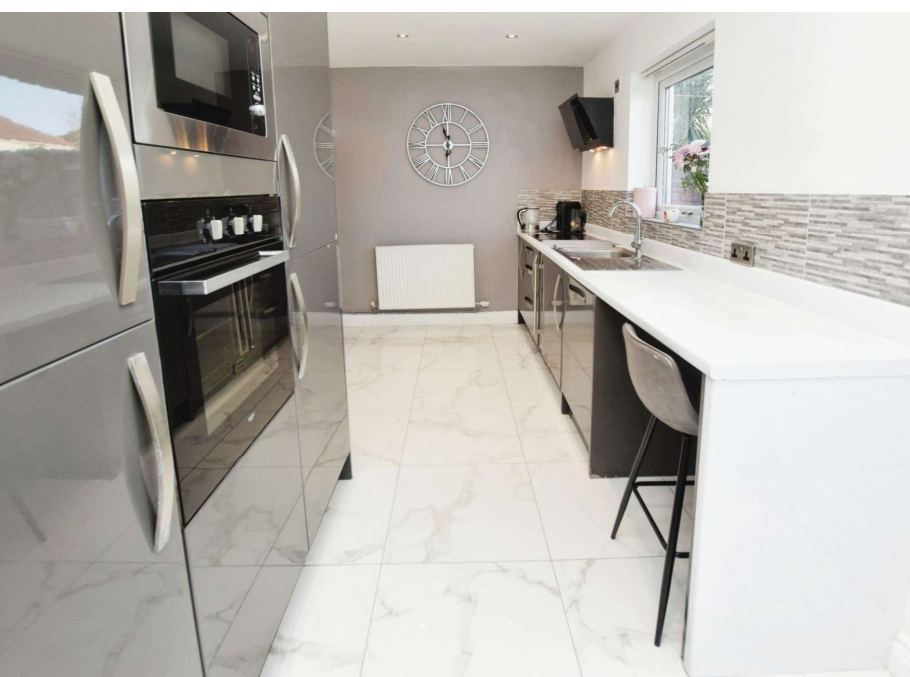
**LESLEY HOOKS**  
ESTATE AGENTS







This charming end of terrace house is a delightful blend of style and practicality, perfectly suited for both first-time buyers and those looking to downsize. As you step through the door, you'll be greeted by a welcoming hall that sets the tone for the rest of the house. The lounge is a cosy retreat, ideal for relaxing or entertaining friends and family. With uPVC double glazing and combi fired gas central heating, you can rest assured that comfort and energy efficiency are top priorities here. The heart of the home lies in the smartly fitted kitchen breakfast room, where mornings are made brighter with ample space to enjoy your favourite meals. A range of integrated appliances adds to the practicality. A convenient WC adds a touch of convenience on the ground floor. Venturing upstairs, you'll find two generously sized double bedrooms, offering plenty of space to unwind and recharge. The stylish three-piece bathroom exudes luxury and provides a tranquil oasis for unwinding after a long day. Outside, the property continues to impress with a good-sized garden featuring a timber deck, perfect for soaking up the sun or hosting summer barbecues with loved ones. With its stylish design and deceptively spacious layout, this end of terrace house promises to be the perfect place to call home. Don't miss out on the opportunity to make it yours! Council tax band A. Freehold.



#### **Hall**

3'11" (1.19m) x 3'7" (1.09m)

#### **Lounge**

13'6" (4.11m) Into Bay x 14'1" (4.29m)

#### **Kitchen Breakfast Room**

14'1" (4.29m) x 7'7" (2.31m)

#### **Bedroom One**

12'4" (3.76m) x 8'10" (2.69m)

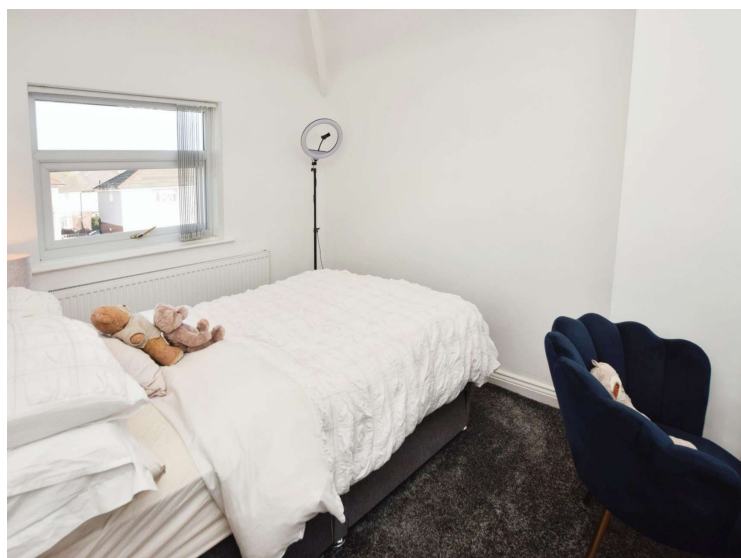
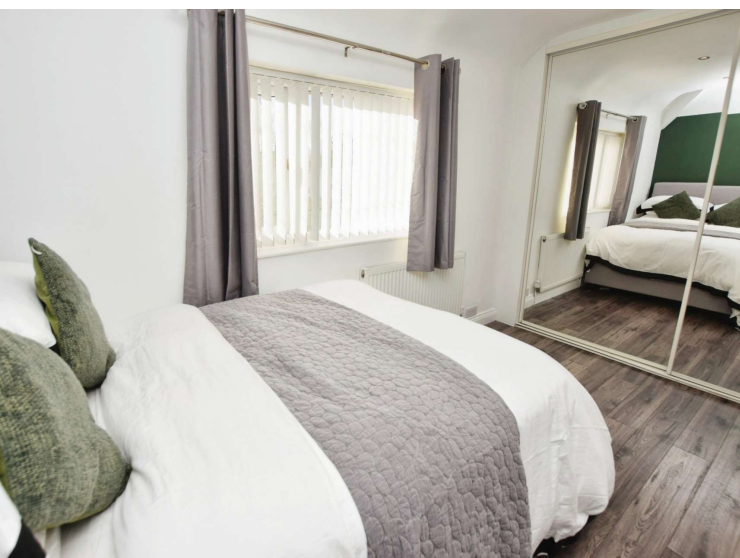
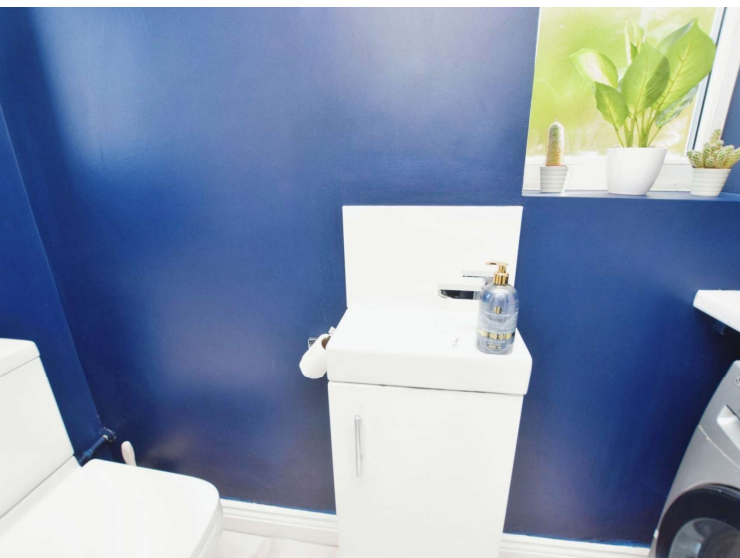
#### **Bedroom Two**

10'10" (3.3m) x 8'0" (2.44m)

#### **Bathroom**

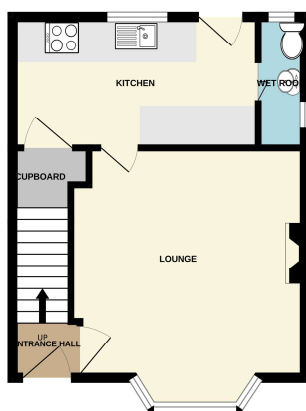
8'9" (2.67m) x 7'7" (2.31m)



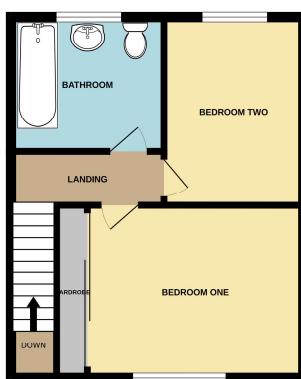




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.  
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