



Inglemere Road, Rock Ferry

£145,000

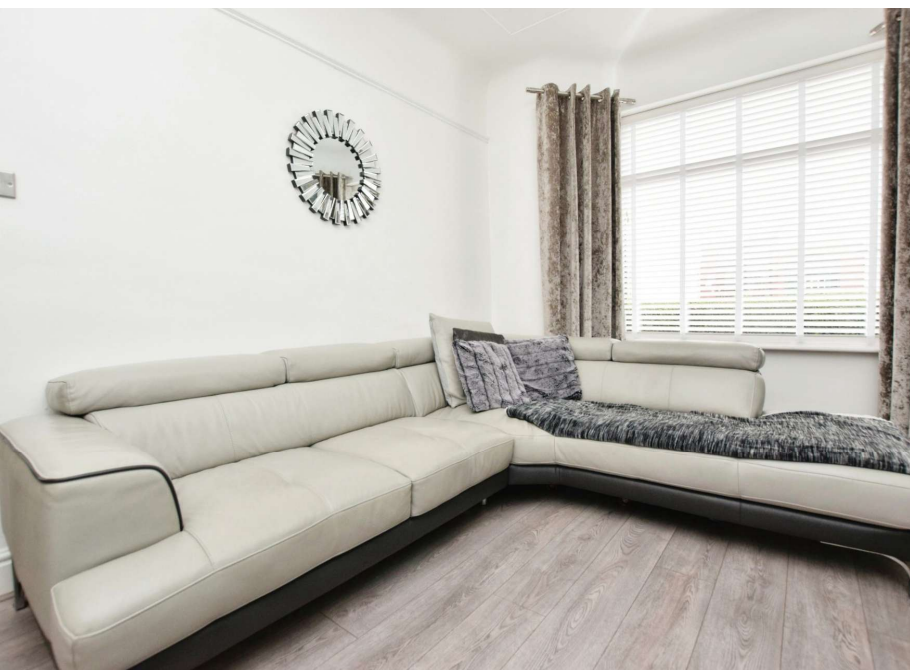


LESLEY HOOKS
ESTATE AGENTS





Welcome to your new home sweet home! Nestled in a sought-after residential area, this immaculate mid-terraced house offers the perfect blend of comfort and convenience. Just a stone's throw away from the picturesque Victoria Park, with its sprawling open spaces, you'll find yourself immersed in a tranquil environment ideal for leisurely strolls or picnics. As you step inside, you're greeted by a charming porch leading to a welcoming hallway, setting the tone for what lies ahead. The lounge exudes warmth and character, boasting a delightful feature fireplace adorned with a cosy log burner, perfect for those chilly evenings spent curled up with a book or enjoying quality time with loved ones. The heart of the home lies in the open-plan kitchen dining room, where culinary delights are prepared. Whether you're hosting dinner parties or simply enjoying everyday meals, this space provides the ideal setting for memorable gatherings. Venturing upstairs, you'll discover three generously proportioned bedrooms, each with fitted wardrobes, offering ample space for rest and relaxation. The stylish bathroom adds a touch of luxury to your daily routine, providing a serene oasis where you can unwind and rejuvenate. Outside, the enclosed courtyard offers a private retreat where you can bask in the sunshine or indulge in alfresco dining, creating cherished moments with family and friends. With uPVC double glazing and combi fired gas central heating ensuring year-round comfort and efficiency, this home effortlessly combines modern amenities with timeless charm. Don't miss the opportunity to make this exquisite property your own and embark on a new chapter of blissful living. Council tax band A. Freehold.



Porch

5'5" (1.65m) x 3'8" (1.12m)

Hallway

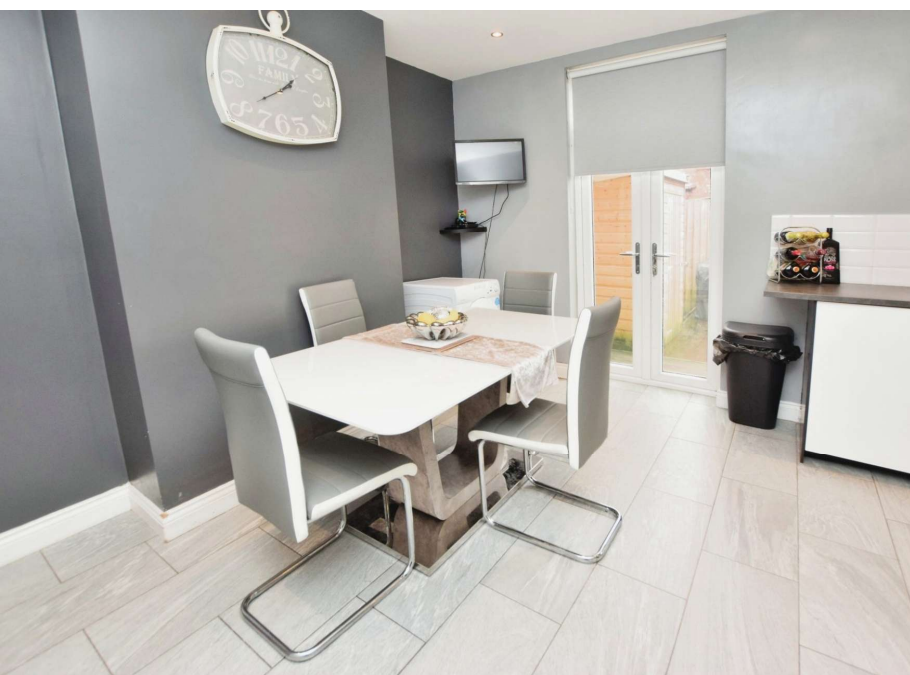
13'0" (3.96m) x 5'5" (1.65m)

Lounge

14'7" (4.45m) Into Bay x 11'2" (3.4m)

Kitchen Dining Room

16'11" (5.16m) Max x 12'11" (3.94m) Max



Bedroom One

14'9" (4.5m) Into Bay x 10'9" (3.28m) Into Wardrobe Recess

Bedroom Two

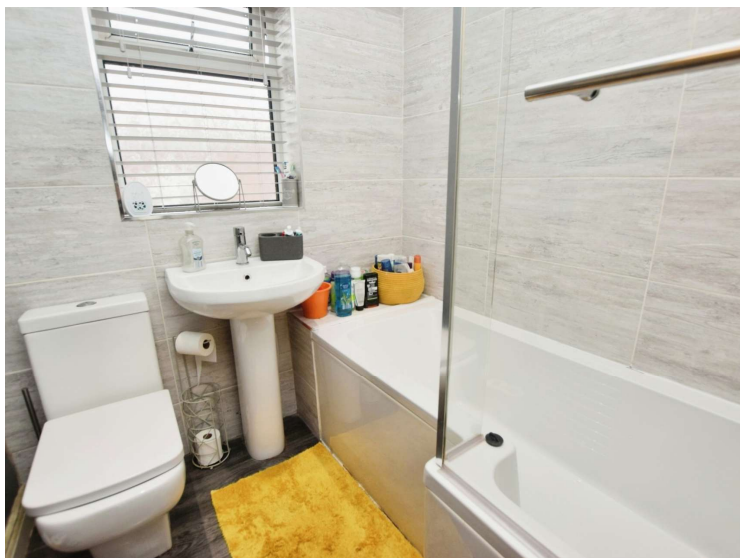
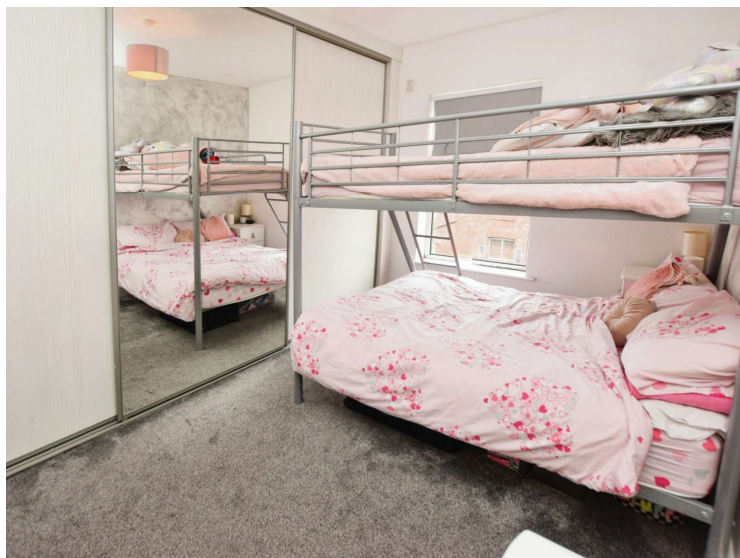
13'2" (4.01m) x 10'9" (3.28m) Into Wardrobe Recess

Bedroom Three

9'10" (3m) x 6'0" (1.83m)

Bathroom

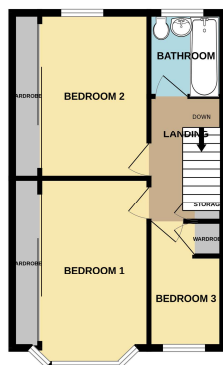
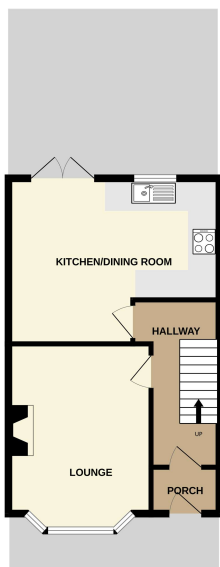
6'6" (1.98m) x 5'9" (1.75m)





GROUND FLOOR
434 sq ft (40.3 sq m) approx.

1ST FLOOR
440 sq ft (40.9 sq m) approx.



TOTAL FLOOR AREA: 874 sq ft (81.2 sq m) approx.

While every effort has been made to ensure the accuracy of the foregoing description, no responsibility is taken for any errors, omissions or misstatements. The plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Issue date: 10/05/2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.