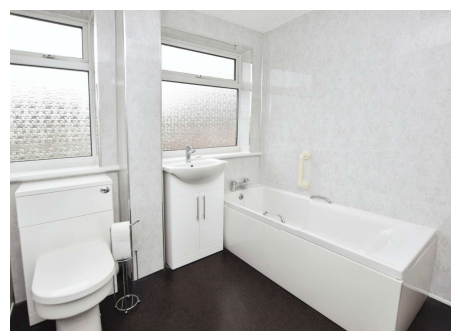




Knowsley Close, Rock Ferry

£165,000



LESLEY HOOKS
ESTATE AGENTS





This charming semi-detached home is tucked away discreetly at the end of the cul-de-sac within a residential neighbourhood. At first glance, you might underestimate its size, but step inside and you'll be pleasantly surprised by the generous space it offers. With uPVC double glazing and efficient combi fired gas central heating, this home ensures both comfort and energy efficiency. As you enter, you're greeted by a welcoming porch leading to a hallway, setting the tone for the warmth and comfort this home exudes. The lounge boasts a beautiful bow bay window, flooding the room with natural light and creating a cosy atmosphere perfect for relaxation. The newly fitted kitchen breakfast room is a highlight, where culinary dreams come to life. With modern appliances and ample counter space, it's a delightful space for cooking and dining. Adjacent is a versatile sitting room, offering additional space for various activities, whether it's unwinding with a book or hosting guests. This home also features a convenient downstairs bedroom with an en-suite wet room, making it ideal for accommodating a dependent relative or providing flexible living arrangements. Venturing upstairs, you'll find three well-appointed bedrooms, each equipped with fitted wardrobes, providing ample storage for your belongings. The stylish, newly installed bathroom boasts a pristine three-piece suite in white, offering a serene sanctuary for relaxation. Outside, a small paved yard to the rear offers a low-maintenance outdoor space, perfect for enjoying some fresh air. With no onward chain, this property presents an opportunity for a seamless transition into your new home, ensuring a hassle-free experience. Don't miss the chance to make this inviting residence your own and create countless cherished memories within its walls. Council tax band B. Freehold.



Porch

7'2" (2.18m) x 5'10" (1.78m)

Hallway

12'9" (3.89m) x 5'4" (1.63m)

Lounge

15'11" (4.85m) x 12'10" (3.91m)

Sitting Room

14'0" (4.27m) x 11'5" (3.48m)

Kitchen Breakfast Room

14'0" (4.27m) x 8'11" (2.72m)

Downstairs Bedroom Four

8'1" (2.46m) x 7'10" (2.39m)

En-Suite Wet Room

7'0" (2.13m) x 3'8" (1.12m)



Bedroom One

12'8" (3.86m) x 8'8" (2.64m)

Bedroom Two

10'10" (3.3m) Max x 7'10" (2.39m)

Bedroom Three 8'7" (2.62m) x 7'9" (2.36m)

Bathroom

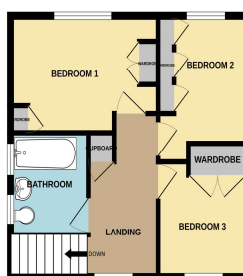
7'6" (2.29m) x 6'9" (2.06m)





GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 1104 sq.ft. (102.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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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