



Alexandra Drive, Rock Ferry

£185,000



LESLEY HOOKS
ESTATE AGENTS





This charming semi-detached house is nestled in a popular residential neighbourhood on the Bebington border! With its light and airy ambience, this home offers a comfortable retreat while still being conveniently located near local amenities. As you step inside, you'll be greeted by a welcoming hallway leading to the cosy lounge, perfect for relaxing evenings, and a bright sitting room, ideal for entertaining guests or enjoying family time. The kitchen, although functional, provides an opportunity for personalisation to suit your tastes and needs. Upstairs, the beautiful stained glass window lights the landing up and you'll find three generously sized bedrooms, offering ample space for rest and relaxation. The modern wet room adds a touch of contemporary convenience to the home. Outside, the property boasts a driveway with off-road parking leading to the garage, ensuring convenience for vehicle owners. The rear garden is a delightful retreat, featuring a charming patio area where you can enjoy outdoor gatherings or simply unwind amidst the greenery. While the house is already equipped with uPVC double glazing and gas central heating, there's room for aesthetic improvements to truly make it your own. With no onward chain, you can move in and start making this house your home without any delays. Don't miss out on the opportunity to make this delightful property yours, offering a perfect blend of comfort, convenience, and potential for personalisation. Council tax band B. Freehold.



Hallway

13'11" (4.24m) x 6'3" (1.91m)

Lounge

13'0" (3.96m) x 11'8" (3.56m)

Sitting Room

11'3" (3.43m) x 11'4" (3.45m)

Kitchen

13'2" (4.01m) x 6'9" (2.06m)



Bedroom One

13'1" (3.99m) x 10'11" (3.33m)

Bedroom Two

11'5" (3.48m) x 11'4" (3.45m)

Bedroom Three

8'10" (2.69m) x 7'2" (2.18m)

Wet Room

6'8" (2.03m) x 6'7" (2.01m)

Garage

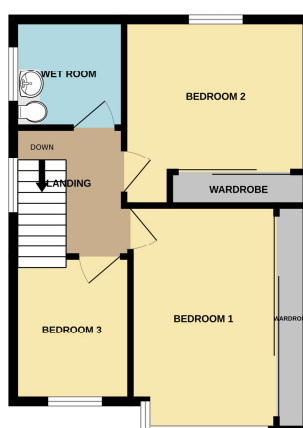
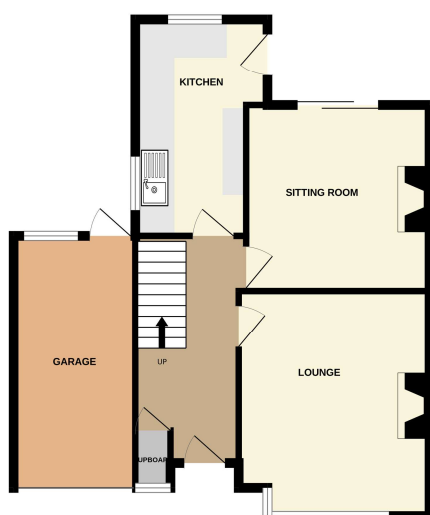
15'6" (4.72m) x 7'5" (2.26m)





GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1010 sq.ft. (93.8 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 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.
Made with Metropix 5/2024

t Us:

14 6000

lesleyhooks.co.uk

h Road, Bebington,

Merseyside, CH63 7PH

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.