

## Cavendish Drive, Rock Ferry

## £325,000















Welcome to this charming and spacious period semi-detached home, perfect for families looking for comfort, character, and the potential to make it their own. Ready to move into, yet offering scope to add further value, this property seamlessly combines classic features with modern conveniences. Step through the generous hallway and discover a thoughtfully laid-out interior. The ground floor boasts a bright lounge with a bay window, a cosy sitting room with a fireplace and double doors opening onto the rear garden, a formal dining room with its own fireplace, a large kitchen-diner, and a lovely conservatory that brings the outdoors in. For added convenience, there's also a handy downstairs WC. Upstairs, you'll find four wellproportioned bedrooms, providing plenty of space for the whole family, and a stylish fourpiece family bathroom. A drop-down ladder leads to a spacious loft, ideal for storage or even future conversion (subject to planning). Outside, the property continues to impress. The front driveway offers off-road parking for several cars, while the generous rear garden, complete with a patio area, provides the perfect space for relaxing or entertaining. Ideally located, this home is within easy reach of local shops, excellent schools, and convenient transport links, making it a fantastic choice for families and commuters alike. With no onward chain, this delightful property is ready and waiting to become your next home. Don't miss the opportunity to make it yours! Council tax band D. Freehold.

Hallway

16'10" (5.13m) x 7'11" (2.41m) Downstairs WC 6'4" (1.93m) x 5'5" (1.65m) Lounge 15'9" (4.8m) Into Bay x 13'1" (3.99m) Sitting Room 14'4" (4.37m) x 11'0" (3.35m) Dining Room 11'10" (3.61m) x 10'1" (3.07m) Kitchen Dining Room 14'8" (4.47m) x 12'7" (3.84m) Conservatory 12'4" (3.76m) x 8'10" (2.69m)

Bedroom One 13'11" (4.24m) x 12'11" (3.94m) Into Wardrobe Recess Bedroom Two 14'4" (4.37m) x 11'0" (3.35m) Into Wardrobe Recess Bedroom Three 9'6" (2.9m) x 8'11" (2.72m) Bedroom Four 11'0" (3.35m) x 8'0" (2.44m) Bathroom 8'10" (2.69m) x 6'6" (1.98m)















GROUND FLOOR 939 sq.ft. (87.3 sq.m.) approx.







## **Contact Us:**

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TOTAL FLOOR AREA. 1639 sq.8, 1622 sq.9, 1 approx. One sees that has been made to save to reace the second of the floage and the second second

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.