



Hesketh Avenue, Rock Ferry

£240,000



LESLEY HOOKS
ESTATE AGENTS





This spacious semi-detached house is ready for you to move straight into while offering the potential for a few aesthetic updates to really make it your own and add value. The home is fitted with uPVC double glazing and efficient combi-fired gas central heating. The welcoming layout features a porch, hallway, a front lounge with a bay window, a bright sitting room complete with a feature fireplace and log burner, and a fitted kitchen. Upstairs, you'll find three generously sized bedrooms and a modern four-piece bathroom. Outside, the front offers a driveway with off-road parking and access to a garage, while the rear garden, with its sunny southerly aspect, includes a patio area perfect for outdoor relaxation or entertaining. Ideally located on the Bebington border, this property is within walking distance of local shops, schools, and convenient transport links, making it a perfect family home! Council tax band C. Freehold.



Porch

6'9" (2.06m) x 2'4" (0.71m)

Hallway

13'1" (3.99m) x 7'0" (2.13m)

Lounge

13'9" (4.19m) Into Bay x 12'6" (3.81m)

Sitting Room

16'4" (4.98m) x 11'10" (3.61m)

Kitchen

10'3" (3.12m) x 7'4" (2.24m)



Bedroom One

13'10" (4.22m) Into Bay x 11'10" (3.61m)

Bedroom Two

16'1" (4.9m) Into Bay x 11'10" (3.61m)
Into Wardrobe Recess

Bedroom Three

9'5" (2.87m) x 7'6" (2.29m)

Bathroom

7'9" (2.36m) x 7'5" (2.26m)





GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their condition or efficiency can be given. Made with Metreplan 10/2014

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