



Delta Road East, Rock Ferry

£130,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this deceptively spacious semi-detached home, perfect for those looking to put their own stamp on a property! As you step through the porch into the hallway, you'll find a cosy lounge that leads to a bright sun room, providing an ideal space to relax and enjoy the garden views. The kitchen dining room offers plenty of potential for a modern family hub, while the adjacent utility/shower room and convenient downstairs WC add practicality to the layout.

To the first floor you will find three well proportioned bedrooms, offering flexibility for families, guests, or even a home office. The bathroom completes the first floor. Outside, the property benefits from a driveway for off-road parking and a delightful southerly facing garden, ideal for enjoying the sunshine and outdoor entertaining. With no onward chain, this home presents a fantastic opportunity to create a space tailored to your tastes and lifestyle. Don't miss your chance to turn this house into your perfect home. Council tax band A, Freehold. Ultra fast broadband.



Porch

2'9" (0.84m) x 7'3" (2.21m)

Hallway

5'4" (1.63m) x 2'11" (0.89m)

Lounge

17'0" (5.18m) x 11'0" (3.35m)

Sun Room

8'7" (2.62m) x 9'5" (2.87m)

Kitchen Dining Room

17'0" (5.18m) x 9'6" (2.9m)

Utility/Shower Room

5'4" (1.63m) x 5'0" (1.52m)

Downstairs WC

4'10" (1.47m) x 2'3" (0.69m)



Bedroom One

10'5" (3.18m) x 9'11" (3.02m)

Bedroom Two

7'11" (2.41m) x 10'5" (3.18m) To Wardrobe

Bedroom Three

6'11" (2.11m) To Wardrobe x 6'9" (2.06m)

Bathroom

6'2" (1.88m) x 5'5" (1.65m)



