



Rocky Bank Road, Tranmere

£350,000



LESLEY HOOKS
ESTATE AGENTS





This impressive and beautifully modernised period semi-detached home, set over four spacious floors, is bursting with charm, style, and original character. Perfectly positioned in the heart of Devonshire Park, it's ideally located within walking distance of local shops, schools, and excellent transport links. From the moment you step inside, you'll appreciate the care taken to blend modern comfort with period elegance. High ceilings, original architraves, and decorative ceiling roses echo the home's rich heritage, while modern upgrades such as uPVC double glazed windows (some in traditional sash style) and a gas-fired combi central heating system ensure everyday convenience and efficiency. The generous layout begins with a welcoming porch and hallway leading to a handy downstairs WC, a cosy lounge with a striking feature fireplace, and a charming sitting room with a bay window that floods the space with natural light. To the rear, the standout feature is the superb open-plan kitchen and family room, boasting a central island, range cooker, and lantern ceiling, all opening out to the garden via sleek bi-fold doors – perfect for entertaining or simply enjoying family life. A practical utility room adds to the functionality of this stunning home. Upstairs, you'll find five spacious bedrooms – four of them doubles – along with a stylish family bathroom featuring a luxurious roll-top bath and a separate WC, offering comfort and space for all the family. Outside, the property offers off-road parking to the front, while the rear garden provides a lovely patio area – ideal for summer dining or relaxing with a book. This is a rare opportunity to own a home that combines timeless elegance with modern living in one of the area's most desirable locations.. Council tax band C. Freehold.



Porch

5'2" (1.57m) x 4'7" (1.4m)

Hallway

16'4" (4.98m) x 6'0" (1.83m)

Downstairs WC

6'4" (1.93m) x 4'1" (1.24m)

Lounge

16'9" (5.11m) x 12'4" (3.76m)

Sitting Room

15'6" (4.72m) Into Bay x 12'10" (3.91m)

Open Plan Kitchen Family Room

24'11" (7.59m) x 12'10" (3.91m)

Utility Room

6'2" (1.88m) x 5'10" (1.78m)

Bedroom One

12'3" (3.73m) x 12'6" (3.81m) Into Wardrobe Recess

Bathroom

10'1" (3.07m) x 6'8" (2.03m)

Bedroom Two

16'6" (5.03m) x 12'3" (3.73m)

Bedroom Three

15'7" (4.75m) Into Bay x 12'11" (3.94m)

WC

6'4" (1.93m) x 4'1" (1.24m)

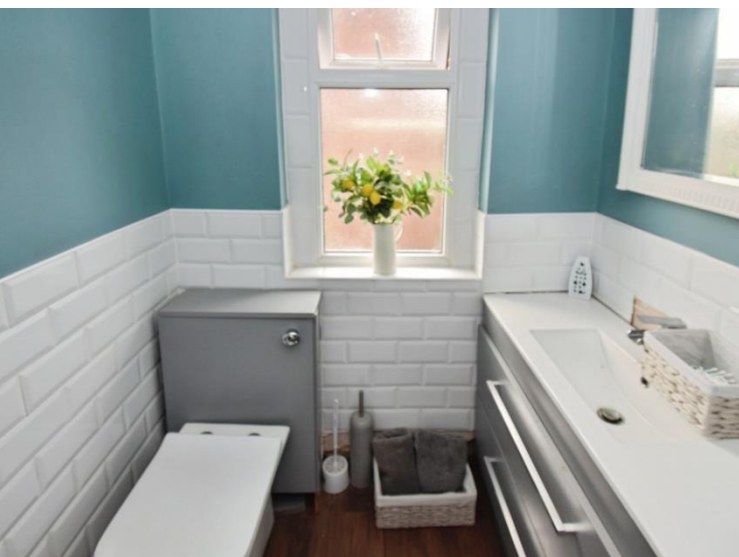
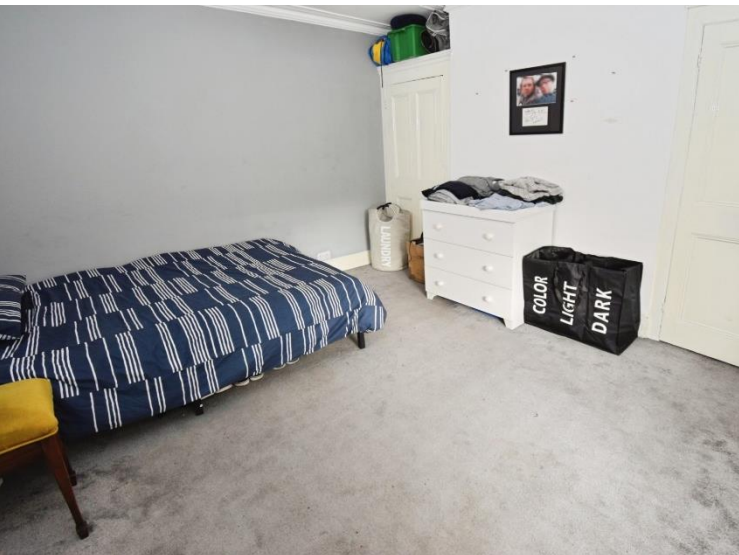
Bedroom Four

12'1" (3.68m) x 12'0" (3.66m)

Bedroom Five

10'9" (3.28m) x 7'1" (2.16m)







TOTAL FLOOR AREA: 2085 sq. ft. (193.7 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 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 as to their operability or efficiency can be given.
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Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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