



Lees Avenue, Rock Ferry

£110,000



LESLEY HOOKS
ESTATE AGENTS





This charming terraced house is a real gem, offering much more than meets the eye! Immaculately presented throughout, it's ready to move straight into, making it a perfect choice for first-time buyers or savvy investors. Step inside and you'll find a welcoming hallway leading to a cosy lounge complete with a feature fireplace – perfect for relaxing evenings. There's also a separate dining room and a smart, modern fitted kitchen that's both stylish and practical.

Upstairs, there are two generously sized double bedrooms and a beautifully finished three-piece bathroom with an overhead shower and screen. A staircase from the landing leads up to a handy loft room, offering great extra space for a home office, hobby room, or storage. The property benefits from uPVC double glazing and combi-fired gas central heating throughout. Outside, there's a neat and low-maintenance rear courtyard – ideal for enjoying a morning coffee or summer evening. Situated in a convenient location, you're within walking distance of local shops, schools, and Rock Ferry train station, making commuting a breeze. Even better – there's no onward chain, so you can move quickly. Don't miss out on this fantastic opportunity – arrange your viewing today! Council tax band A. Freehold.



Hallway

11'0" (3.35m) x 3'1" (0.94m)

Lounge

11'2" (3.4m) x 10'6" (3.2m)

Dining Room

14'4" (4.37m) Max x 11'6" (3.51m)

Kitchen

15'3" (4.65m) x 7'7" (2.31m)

Bedroom One

14'1" (4.29m) x 12'11" (3.94m)

Bedroom Two

12'10" (3.91m) Max x 8'10" (2.69m)

Bathroom

7'9" (2.36m) x 5'11" (1.8m)

Loft Room

14'9" (4.5m) Max x 12'10" (3.91m)







TOTAL FLOOR AREA: 1001 SQ. FT. (92.9 SQ. M.) APPROX.
 Whilst every attempt has been made to ensure the accuracy of the floor plan, the floor plan is only a guide and should not be relied upon for any specific measurements. The floor plan is not intended to be used for any specific purpose and should not be used for any specific purpose. The floor plan is not intended to be used for any specific purpose and should not be used for any specific purpose.

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