

Lees Avenue, Rock Ferry

£110,000



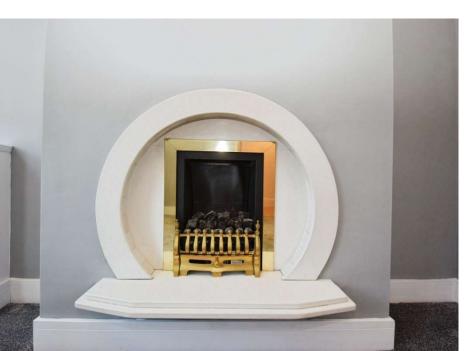












This charming terraced house is a real gem, offering much more than meets the eye! Immaculately presented throughout, it's ready to move straight into, making it a perfect choice for first-time buyers or savvy investors.Step inside and you'll find a welcoming hallway leading to a cosy lounge complete 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 lowmaintenance 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)















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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.