



Rock Lane East, Birkenhead, CH42 1PG

welcome to

Rock Lane East, Birkenhead

Simply stunning! Tucked away on Rock Lane East in the Rock Park Conservation Area, is this beautifully presented, four double bedroom, family home. Ticking every box for a growing family from the spacious living accommodation to the central location, this is definitely not one to be missed!



Property Description

A driveway leads you up to the front door where a light and airy entrance hall welcomes you in to the property. The two reception rooms lead off the hallway with the front lounge, which is currently being used as an office, offers plenty of space and character. The second reception room doubles up with a dining space and offers access out to the rear courtyard and through to the modern kitchen with a utility corner.

The first floor boasts two excellent size double bedrooms and a stunning family bathroom with a four piece suite. There is also a separate second WC. The second floor also homes two double bedrooms and a handy storage cupboard which offers great potential of a second bathroom/shower room.

The rear courtyard is a beautifully presented, private haven. With a raised seating area to enjoy those warm summer months with friends and family.

Lounge

14' x 14' (4.27m x 4.27m)

Double glazed window, radiator and feature fireplace.

Sitting Room

19' x 12' (5.79m x 3.66m)

Double glazed window, radiator and feature fireplace.

Kitchen

17' x 10' (5.18m x 3.05m)

Fitted kitchen comprising wall, base and drawer cupboards; sink and drainer unit with mixer tap and complementary work surfaces with tiled splash backs. Wall mounted electric double oven and gas hob. Space and plumbing for a washing machine and dishwasher. Tiled floor, double glazed window and radiator.

First Floor Landing

Bedroom Three

16' x 11' 10" (4.88m x 3.61m)

Double glazed window and radiator.

Bedroom Four

14' 10" x 14' (4.52m x 4.27m)

Double glazed window and radiator.

Bathroom

Four piece bathroom suite comprising free standing bath with mixer tap and hand held shower head, shower cubicle, WC and wash hand basin with mixer tap set within vanity unit. Two double glazed windows.

Separate W.C

Comprising Wash hand basin with mixer tap and WC. Tiling to half height and double glazed window.

Second Floor Landing

Bedroom One

20' x 12' (6.10m x 3.66m)

Double glazed window and radiator.

Bedroom Two

15' x 12' (4.57m x 3.66m)

Double glazed window and radiator.

Outside

With off road parking and rear garden.

To The Front

Driveway to the front allowing for off street parking.

Rear Garden

Rear garden with gravel, decking and block paved areas.



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welcome to

Rock Lane East, Birkenhead

- End-terrace home
- Four double bedrooms
- Beautifully presented throughout
- Off-road parking
- Private rear courtyard

Tenure: Freehold EPC Rating: D

offers over

£275,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN114929 - 0006

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