



New Chester Road, Rock Ferry, Birkenhead CH42 2ES

welcome to

New Chester Road, Rock Ferry, Birkenhead

Mirror on the Wall, Who's the Fairest of Them All?well, New Chester Road of course!!

STOP.....Your Search! Look at this spell binding beautiful home showing that dreams really do come true! You won't need to look at anything else once stepping through this fairy tale setting..



Property Description

Hi Ho, Ho Ho, You must go view this home.....

This gorgeous property offers ample space throughout. The property is situated in the ever popular New Chester Road Development. Internally this euphoric property boasts a bright spacious welcoming entrance hall which has access to the spacious lounge which is open plan with the most beautiful modern kitchen and dining area, there is the added bonus of a utility room and downstairs W.C.

On the first floor there is a contemporary well-proportioned bathroom and two double bedrooms. Externally to the front is a stunning picturesque courtyard style garden ideal for easy maintenance and comes complete with a driveway, giving it the tremendous kerb appeal it deserves!! The rear oozes sophistication and is perfect for alfresco dining!

Closer inspection of this magnificent home is highly advised.

Lounge

14' 5" x 11' 4" (4.39m x 3.45m)

Double glazed window to the front and radiator. Sofa and television unit included in sale.

Open plan to kitchen.

Kitchen

10' 4" x 9' 3" (3.15m x 2.82m)

Open plan to lounge. Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Integrated fridge and freezer. Electric oven and hob. Understairs storage.

Double glazed windows to the front and rear.

Utility Room

6' 8" x 5' 5" (2.03m x 1.65m)

Comprising wall and base cupboards. Integrated dishwasher and washer/dryer. Double glazed door to the rear. Access to downstairs cloakroom.

Downstairs Cloakroom

With WC and wash hand basin.

First Floor Landing

With access to the following rooms.

Bedroom One

14' 9" x 10' 6" (4.50m x 3.20m)

Two double glazed windows and radiator, single panelling to wall, fitted and built in storage. Internet plugs and carpet.

Bedroom Two

13' 1" x 8' 3" (3.99m x 2.51m)

Double glazed window and radiator. Fitted wardrobe and carpet.

Bathroom

Three piece bathroom suite comprising bath with shower over, wash hand basin and WC. Radiator and LED spotlights.

Loft Space

Insulated and half boarded loft space accessed via pull down ladder.

Rear Garden

Side access from front with paved area, gravel and pond.

Outdoor Shed

10' x 8' (3.05m x 2.44m)

With electrics.



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welcome to

New Chester Road, Rock Ferry Birkenhead

- Two Bedroom Semi Detached House
- Council Tax Band A
- Lounge
- Kitchen
- Utility Room

Tenure: Freehold EPC Rating: B

offers over

£175,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are a details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN114781 - 0002

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