



Ward Grove, Rock Ferry, Birkenhead, CH42 4RG

welcome to

Ward Grove, Rock Ferry, Birkenhead

Absolutely ideal for First Time Buyers, call us today to book your viewing.



Property Description

This one-bedroom second floor flat in the heart of Rock Ferry offers a multitude of benefits, including a communal garden and parking, quiet residential area, and excellent transport links. The kitchen and bathroom are both in good condition leaving just the cosmetic work to have fun with!

The flat is well laid out and easy to furnish with no awkward corners or wasted space, and there is extra storage space out in the hallway in the form of a built-in cupboard.

With a little attention - and possibly with the help of Instagram inspiration! - this property could be such a wonderful place to come home to, and with no onward chain that dream could be a reality sooner than you think! Book a viewing today and start picking out paint samples!

Kitchen

7' 7" x 10' 8" (2.31m x 3.25m)

Double glazed window, wall and base units, freestanding cooker, sink and drainer.

Living Room

10' 10" x 14' 1" (3.30m x 4.29m)

Double glazed window overlooking communal gardens, carpet, and radiator.

Bedroom

11' 3" x 11' 5" (3.43m x 3.48m)

Double glazed window, radiator, and carpet.

Bathroom

Three-piece suite with shower over bath, WC, wash hand basin and radiator.



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 approximate. No 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. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Ward Grove, Rock Ferry Birkenhead

- No Onward Chain
- Communal Gardens and Parking
- Well Presented Throughout
- Bedroom, Bathroom, Living Room, and Kitchen
- Council Tax Band: A

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Nov 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£85,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN115605 - 0002

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