



Bedford Road, Rock Ferry, Birkenhead, CH42 2AT

welcome to

Bedford Road, Rock Ferry Birkenhead

Tumble outta bed and I stumble to the kitchen, pour myself a cup of ambition, Jump on Rightmove looking for investments, then Bedford Road comes into my vision..... Whatever your needs, this could be right up your street!

We don't just work 9-5 Call us today to book a viewing.



Property Description

Nothing can dim the light that shines within, and that is certainly the case in this fantastic three-bedroom home, in need of some modernisation with amazing potential, you will feel the magic as soon as you step inside and as they say beauty without expression is boring!

Have you been looking for an amazing project? Well look no further, because here lies the foundations of the start of something great!! Call us today before this dream becomes a distant memory, because once it's gone.....it's gone!! Presenting this spacious three bedroom property in a popular residential area for first time buyers and investors, The property comprises of a spacious welcoming entrance hall, a spacious lounge/shop/office, a rear reception room ideal as a second lounge and kitchen with space to dine. On the first floor there are three bedrooms, two of which are double, and a family bathroom. Externally you will find a rear yard. Being sold with no ongoing chain.

Entrance Porch

Door to front with double glazed aspect.

Entrance Hall

Wood laminate flooring, with storage cupboard, radiator and front facing door to porch.

Lounge/Shop/Office

18' 7" x 10' 8" (5.66m x 3.25m)

Double glazed window to the front, radiator, electric fire, Pull down shutters on the outside of front window.

Reception Room

16' 7" x 12' 4" (5.05m x 3.76m)

Rear facing double glazed window.

Kitchen/ Diner

9' 1" x 8' 1" (2.77m x 2.46m)

Open plan kitchen/ diner comprising wall and base cupboards, sink and drainer unit and work surfaces. Gas hob and electric oven. Central heating boiler and radiator. Double glazed window to the side and door to the side.



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

First Floor Landing

12' 4" x 13' (3.76m x 3.96m)

Double glazed window to the front and radiator.

Bedroom Two

12' 3" x 10' 7" (3.73m x 3.23m)

Double glazed window to the rear and radiator.

Bedroom Three

12' 3" x 10' 7" (3.73m x 3.23m)

Double glazed window to the rear and radiator.

Bathroom

Three-piece bathroom suite comprising bath, wash hand basin and WC.

Outside

With flagged yard to rear, with gravel borders and rear access to the entry.



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welcome to

Bedford Road, Rock Ferry Birkenhead

- Three Bedroom Mid-Terrace House
- Council Tax Band: A
- Lounge/Shop/Office
- Reception Area
- Kitchen/Diner

Tenure: Freehold EPC Rating: D

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN115788 - 0002

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