



**Bebington Road, Rock Ferry, Birkenhead, CH42 4QE**



**welcome to**

**Bebington Road, Rock Ferry, Birkenhead**

Set on a generous corner plot this three-bedroom semi-detached house is being sold with no onward chain so if you hope to be in your new house by the summer book a viewing today!



## Property Description

Whether you are looking to move straight in or for a property with potential for improvement this three-bedroom semi-detached house is a buyer's dream, especially as it is being sold with no onward chain!

Set on a corner plot and benefiting from a wonderfully spacious rear garden - as well as plenty of space for off-street parking at the front - this house is sure to tick a lot of boxes for buyers who have been holding out hope for something that doesn't require endless compromise.

The two reception rooms downstairs are ideal for those who prefer to be able to close the doors on the chaos of a busy household or need separate spaces for various needs, but the property also lends itself to creating an open plan space, especially if you had a mind to opening out that kitchen into a kitchen-diner.

And you may well feel inclined to take on such a project given that upstairs there are three bedrooms and a modern bathroom that need little attention beyond decorative flourishes, always the most fun part of moving house.

If you would like to see more don't wait too long as this wonderful family home is sure to excite a great deal of interest - book a viewing today!

### Entrance Hall

With understairs storage.

### Lounge

13' 7" x 11' 4" ( 4.14m x 3.45m )

Double glazed doors to the rear and radiator.

### Dining Room

11' 8" max x 11' 7" ( 3.56m max x 3.53m )

Double glazed bay window, radiator, electric fireplace and laminate flooring.



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](http://www.focalagent.com)

### Kitchen

10' 1" x 6' 2" ( 3.07m x 1.88m )

Fitted kitchen with wall and base cupboards, sink and drainer unit and work surfaces. Gas hob and electric oven. Radiator and double-glazed window.

### First Floor Landing

With double glazed window.

### Bedroom One

13' 2" x 9' 8" ( 4.01m x 2.95m )

Double glazed window and radiator. Laminate flooring and feature fireplace.

### Bedroom Two

12' 6" x 11' 1" ( 3.81m x 3.38m )

Double glazed window, radiator and laminate flooring.

### Bedroom Three

8' 7" x 7' 9" ( 2.62m x 2.36m )

Double glazed window and radiator. Central heating boiler and storage cupboard.

### Bathroom

Three-piece bathroom suite comprising bath with shower over, wash hand basin and WC. Tiling, radiator and double-glazed window.

### Loft Area

Loft area accessed via a pull-down ladder.

### Outside

### Rear Garden

To the rear is a lawn and garage.



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## **Bebington Road, Rock Ferry Birkenhead**

- Semi-Detached House
- Council Tax Band: B
- Three Bedrooms
- Two Bright Reception Rooms
- Fabulous Rear Garden

Tenure: Freehold EPC Rating: D

# £195,000



Please note the marker reflects the postcode not the actual property

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