



**Old Chester Road, Rock Ferry, Birkenhead, CH42 2DU**



**welcome to**

**Old Chester Road, Rock Ferry, Birkenhead**

'Less house, more Home'

Home is not a place, it's a feeling, and this perfect well appointed two bedroom property will give you a feeling of happiness and joy!

Don't just take our word for it, call us today and see for yourself.... You will not be disappointed!!



## Property Description

This superb mid terraced home enjoys the benefit of sitting in a prime location of a popular residential area complete with gas central heating and UPVC double glazing. Layout comprises entrance hall, spacious lounge which has sufficient room to dine with an open plan fitted kitchen.

On the first floor there are two good sized double bedrooms, and a bathroom.

The yard at the rear is easily maintained.

Convenient for all amenities, schools and transport links, early viewing is thoroughly recommended.

### Entrance Porch

Double-glazed composite door to the front and radiator.

### Lounge/ Kitchen

30' 9" x 12' 1" (9.37m x 3.68m)

#### Lounge Area

Double-glazed window to the front and three radiators. Feature fireplace and electric box under stairs.

#### Kitchen Area

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and induction hob. Washing machine plumbing. Double-glazed window to the rear and double-glazed door giving access to the rear of the property.

### First Floor Landing

Central heating boiler housed in the loft.

### Bedroom One

11' 8" x 12' 2" (3.56m x 3.71m)

Double-glazed window to the front and radiator. Built-in storage and skylight.

### Bedroom Two

6' 2" x 9' 1" (1.88m x 2.77m)

Double-glazed window to the rear, radiator and built-in storage.

### Shower Room

Three-piece shower room suite comprising shower cubicle, wash hand basin and WC. Partially tiled, heater and extractor fan. Double-glazed window to the rear and skylight.

### Outside

### Rear Yard

With small rear yard.



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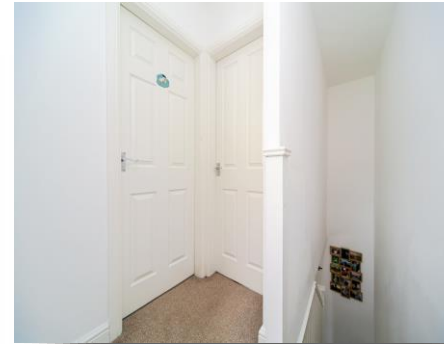
- Two Bedroom Mid Terraced House
- Open Plan Living
- Kitchen/Diner/Lounge
- Bathroom
- Rear Yard

Tenure: Freehold EPC Rating: C  
Council Tax Band: A



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 inspections. Powered by www.localagent.com

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN116103 - 0002

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