



Eldon Road, Rock Ferry, Birkenhead, CH42 3XR

welcome to

Eldon Road, Rock Ferry Birkenhead

Charming two-bedroom mid-terraced house on Eldon Road featuring two reception rooms, a modern fitted kitchen, a large four-piece bathroom, and a rear yard. Ideal for first-time buyers or small families.



Auctioneer's Comments

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Entrance Hall

With double-glazed composite door to the front and radiator.

Lounge

10' x 13' 7" (3.05m x 4.14m)

Double-glazed bay window to the front and radiator. Electric fireplace and wall light.

Dining Room

11' 9" x 10' 3" (3.58m x 3.12m)

Double-glazed window to the rear 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

Kitchen

7' 8" x 10' 4" (2.34m x 3.15m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and gas hob. Central heating boiler. Radiator and double-glazed door to the side.

First Floor Landing

With loft access.

Bedroom One

12' x 13' 8" (3.66m x 4.17m)

Double-glazed window to the front and radiator.

Bedroom Two

8' 5" x 12' (2.57m x 3.66m)

Double-glazed window to the rear and radiator.

Bathroom

Partially tiled bathroom with four-piece bathroom suite comprising, bath with mixer taps, walk-in shower cubicle, wash hand basin and WC. Radiator and medicine cabinet. Double-glazed windows to the side and rear.

Outside

Yard to the rear.

Property Description

Downsize to a convenient location. Boasting two versatile reception rooms, the property offers ample space for both relaxing and entertaining. The front reception room provides a cosy retreat, while the second, larger reception room could serve as a dining room, a more formal lounge, or even a play area. The heart of the home is undoubtedly the modern fitted kitchen, thoughtfully designed with contemporary units and ample worktop space, ready for culinary adventures. Upstairs, you'll find two comfortable bedrooms, perfect for unwinding after a long day. The generously sized four-piece bathroom is a true highlight, featuring a bath, separate shower cubicle, wash hand basin, and WC, offering a luxurious and functional space. To the rear, a private yard provides a low-maintenance outdoor area, perfect for al fresco dining or simply enjoying a quiet moment. Situated within easy reach of local amenities, schools, and transport links, this Eldon Road property combines comfortable living with everyday convenience.



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welcome to

Eldon Road, Rock Ferry Birkenhead

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Mid-Terraced House
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116093 - 0003

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