



Rockville Street, Rock Ferry

£210,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





This stunning semi-detached house offers some pretty impressive accommodation that is ready to move into. Upon entering, you are greeted by the vestibule which leads to the welcoming hallway that sets the tone for the rest of the house. The spacious lounge is the perfect retreat, ideal for relaxation and entertainment, while the adjacent sitting room provides a versatile room that can be utilised as a playroom, study, or even a formal dining area, depending on your preferences and needs. Convenience is key, as the house features a convenient downstairs WC, allowing for quick and easy access without having to venture upstairs. The well equipped kitchen offers plenty of storage and workspace, catering to the needs of any aspiring home chef. One of the highlights of this property is the delightful conservatory, a versatile space that can be utilised as a sun soaked dining area.



To the first floor you will find four generously sized bedrooms and a stylish bathroom featuring modern fixtures and fittings. Outside, the property boasts a lovely rear garden, perfect for outdoor activities, gardening enthusiasts, or simply unwinding on a sunny day. It provides a safe space for children to play, while also offering opportunities for al fresco dining or hosting summer barbecues. Ideally situated the property is a couple of minutes walk away from Rock Ferry train station. There is a good selection of shops and a supermarket within walking distance. Birkenhead tunnel linking direct to Liverpool city centre is a five minute drive away. Council tax band A, Freehold.

Vestibule

3'5" (1.04m) x 4'4" (1.32m)

Hallway

24'0" (7.32m) x 5'7" (1.7m) Max

Lounge

16'7" (5.05m) Into Bay x 11'8" (3.56m) Max

Dining Room

13'4" (4.06m) x 10'5" (3.18m) Max

Downstairs WC

2'10" (0.86m) x 5'4" (1.63m)

Kitchen

14'8" (4.47m) Max x 10'10" (3.3m)

Conservatory

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



Bedroom One

12'10" (3.91m) Into Bay x 15'9" (4.8m)

Bedroom Two

7'11" (2.41m) x 12'0" (3.66m)

Bedroom Three 11'8" (3.56m) Max x 10'11" (3.33m)

Bedroom Four

8'9" (2.67m) x 10'6" (3.2m) Max

Bathroom

5'6" (1.68m) x 7'9" (2.36m)





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The fixtures, fittings and appliances shown have not been tested and no guarantee is made regarding their condition or operation.

Issue date: 12/2023

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.