



Woodland Grove, Rock Ferry

Offers Over £425,000



LESLEY HOOKS
ESTATE AGENTS





360 VIRTUAL TOUR This magnificent period property, built around 1880, stands as a testament to timeless elegance and modern convenience. Spanning four floors, the residence seamlessly blends classic charm with contemporary upgrades. The front facade boasts uPVC double glazed sash windows, ensuring both aesthetic appeal and energy efficiency. Additionally, solar panels contribute to the property's eco-friendly features. Upon entering through the porch, a grand hallway sets the tone for the expansive interior. The ground floor encompasses a well-appointed lounge, a formal dining room, and a spacious kitchen breakfast room complete with an island and an Aga stove, perfect for culinary enthusiasts. A convenient utility room and a delightful conservatory add to the functionality and charm of the living spaces. The property offers six generously proportioned double bedrooms, each exuding character. The master bedroom features an en-suite shower room, providing a touch of luxury and privacy. A four-piece bathroom, adorned with a Victorian-style roll-top bath, enhances the overall opulence of the home. Externally, the residence is complemented by a driveway, providing convenient off-road parking. The added advantage of an electric charging point combines the charm of a historic residence with the practicality of modern technology for electric vehicle (EV) owners. The generous, south-westerly garden is a tranquil haven, perfect for relaxation or entertaining guests. A charming summer house adds to the allure of the outdoor space. Furthermore, an extensive cellar contributes valuable additional storage or potential for various uses. In essence, this Circa 1880 period property stands as a testament to the marriage of historic charm and contemporary comfort. With its meticulous modernisation, original features, and a layout designed for both functionality and aesthetics, this home is an exquisite example of timeless architectural excellence. Council tax band D. Freehold.

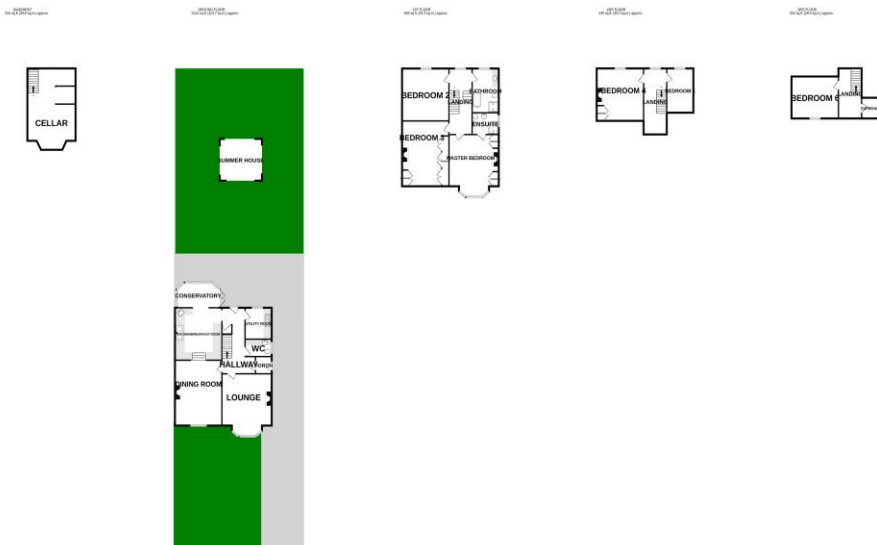


Porch
4'11" (1.5m) x 4'9" (1.45m)
Hallway
18'9" (5.72m) Max x 9'11" (3.02m) Max
Downstairs WC
7'10" (2.39m) x 4'11" (1.5m)
Lounge
17'9" (5.41m) Into Bay x 15'0" (4.57m)
Dining Room
18'6" (5.64m) x 14'2" (4.32m)
Kitchen Breakfast Room
14'10" (4.52m) x 14'4" (4.37m)
Conservatory
12'11" (3.94m) x 7'1" (2.16m)
Utility Room
8'4" (2.54m) x 8'0" (2.44m)



Bedroom Two
15'1" (4.6m) x 14'3" (4.34m)
Bathroom 12'7" (3.84m) x 7'9" (2.36m)
Master Bedroom
18'0" (5.49m) Into Bay x 14'3" (4.34m)
En-Suite
7'7" (2.31m) x 4'10" (1.47m)
Bedroom Three
14'9" (4.5m) x 14'3" (4.34m)
Bedroom Four
14'9" (4.5m) x 14'3" (4.34m)
Bedroom Five
13'5" (4.09m) x 7'9" (2.36m)
Bedroom Six
14'1" (4.29m) x 11'10" (3.61m)





TOTAL FLOOR AREA: 3265 sq.ft. (303.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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