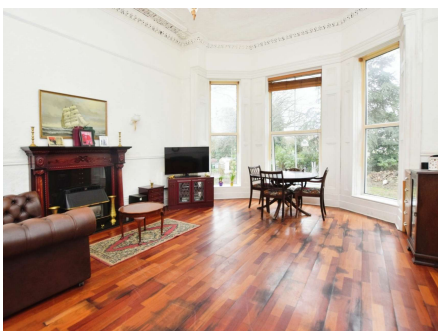




Rock Park, Rock Ferry

£350,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming grade II listed period villa nestled close to the waterfront, boasting stunning views of the Liverpool city skyline. This spacious property spans several floors, offering ample room for comfortable living and entertaining. As you step inside, you'll be greeted by the grandeur of the original features, including elegant ceiling roses and intricate architraves, which speak to the villa's rich history. The layout is thoughtfully designed, featuring a mosaic-tiled porch, a convenient WC, a hallway and a series of inviting living spaces on the first floor, including a lounge, sitting room, dining room, kitchen, and utility room. Ascend to the second floor, where you'll discover four generously sized double bedrooms, one of which includes a kitchenette, perfect for guests or creating a private retreat. A shower room adds convenience to this level. Venture to the third floor, where two additional double bedrooms await, along with a handy store room providing plenty of storage options. Outside, the property offers a peaceful retreat with a paved courtyard at the rear, ideal for alfresco dining or enjoying moments of relaxation. A detached double garage ensures ample space for parking and storage needs. At the front, a charming garden and driveway provide off-road parking for added convenience. Cellar rooms add an extra layer to the property, providing further storage options. While this period villa is brimming with character and history, it presents an exciting opportunity for renovation to restore it to its former glory. With its prime location, spacious layout, and picturesque views, this waterfront gem awaits its next chapter as a cherished home for discerning buyers. Council tax band D. Freehold.



Porch

6'0" (1.83m) x 5'4" (1.63m)

WC

5'0" (1.52m) x 2'9" (0.84m)

Hallway

15'6" (4.72m) x 9'9" (2.97m)

Lounge

19'0" (5.79m) Into Bay x 15'3" (4.65m)

Sitting Room

19'0" (5.79m) x 15'0" (4.57m)

Dining Room

15'9" (4.8m) x 14'10" (4.52m)

Kitchen

15'6" (4.72m) x 9'6" (2.9m)

Utility

5'4" (1.63m) x 5'3" (1.6m)

Bedroom One

15'9" (4.8m) x 15'2" (4.62m)

Bedroom Two 15'11" (4.85m) x 9'7" (2.92m)

Kitchenette

6'10" (2.08m) x 5'4" (1.63m)

Bedroom Three

19'5" (5.92m) x 15'2" (4.62m)

Bedroom Four

16'0" (4.88m) x 16'0" (4.88m)

Shower Room

7'9" (2.36m) x 5'11" (1.8m)

Bedroom Five

15'11" (4.85m) x 9'10" (3m)

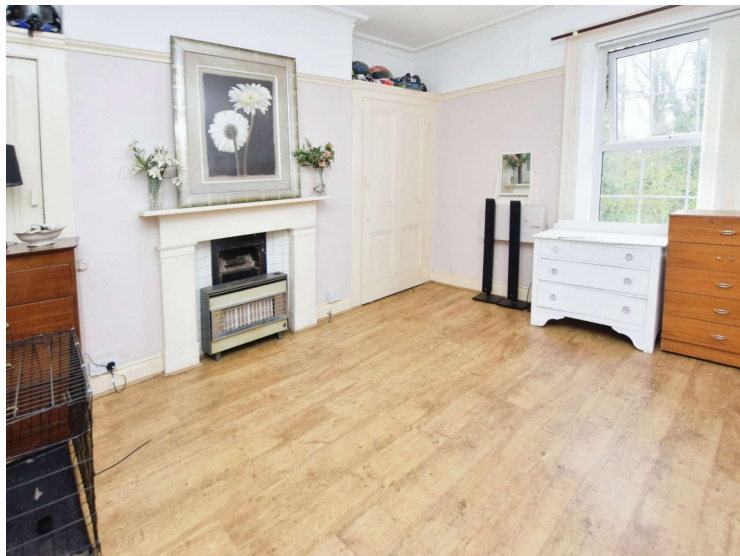
Bedroom Six

16'1" (4.9m) x 14'11" (4.55m)

Double Garage

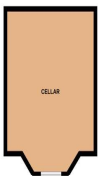
16'6" (5.03m) x 14'10" (4.52m)







CELLAR
10m x 2.0m (32.8 x 6.6ft)



GROUND FLOOR
10m x 12.0m (32.8 x 39.4ft)



GROUND FLOOR
10m x 12.0m (32.8 x 39.4ft)



1ST FLOOR
10m x 12.0m (32.8 x 39.4ft)



2ND FLOOR
10m x 12.0m (32.8 x 39.4ft)



3RD FLOOR
10m x 12.0m (32.8 x 39.4ft)



TOTAL FLOOR AREA : 3064 sq.ft. (284.6 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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