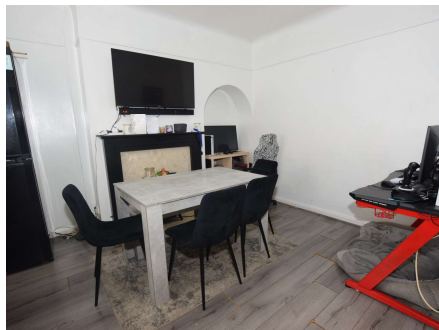




Old Chester Road, Rock Ferry

£125,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this deceptively spacious terraced house, a perfect opportunity for first-time buyers or buy-to-let investors. This charming property boasts modern uPVC double glazing and efficient combi-fired gas central heating, ensuring comfort and convenience throughout the year. As you enter the home, you're greeted by a welcoming hallway that leads to a cosy lounge, ideal for relaxing after a long day. Adjacent to the lounge is a well-proportioned dining room, perfect for entertaining guests or enjoying family meals. The fitted kitchen is thoughtfully designed, offering ample storage and workspace for all your culinary needs. Upstairs, the property features three generous bedrooms, each providing a peaceful retreat for rest and relaxation. The three-piece bathroom is equipped with a shower and shower screen over the bath, combining functionality with style. Outside, you'll find a lovely courtyard at the rear of the property, offering a private outdoor space to enjoy warm summer evenings or a morning coffee. Conveniently located, this home is within walking distance of local shops, reputable schools, and Rock Ferry train station, making it easy to stay connected to the surrounding area. Don't miss the chance to make this delightful house your new home or investment property. Schedule a viewing today and discover all the wonderful features it has to offer. Council tax band A. Freehold.



Hallway

13'3" (4.04m) x 5'4" (1.63m)

Lounge

14'2" (4.32m) Into Bay x 10'3" (3.12m)

Dining Room

12'5" (3.78m) x 10'3" (3.12m)

Kitchen

17'2" (5.23m) x 7'3" (2.21m) Max



Bedroom One

14'3" (4.34m) Into Bay x 10'3" (3.12m)

Bedroom Two

12'5" (3.78m) x 10'3" (3.12m)

Bedroom Three

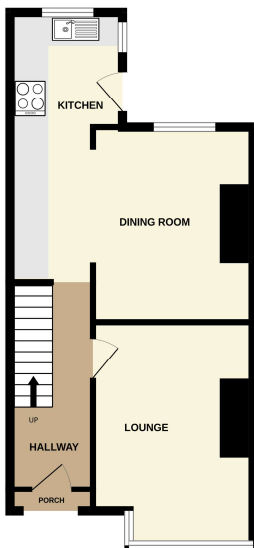
7'8" (2.34m) x 5'5" (1.65m)

Bathroom

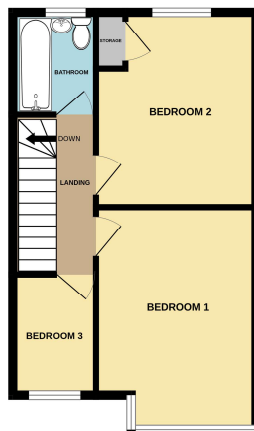
6'7" (2.01m) x 5'4" (1.63m)



GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan, the floorplan is not intended to be used as a substitute for a professional survey. The purchaser is advised to take their own measurements and to verify the accuracy of the floorplan. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or condition at the time of the sale.

Based on drawings only.

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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.