



Old Chester Road, Rock Ferry

£120,000



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

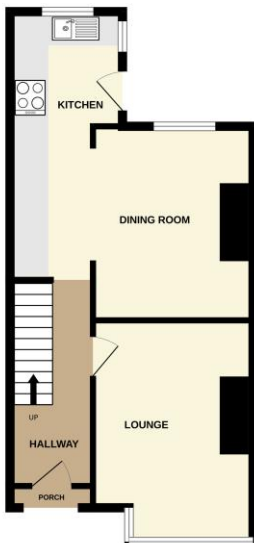
7'8" (2.34m) x 5'5" (1.65m)

Bathroom

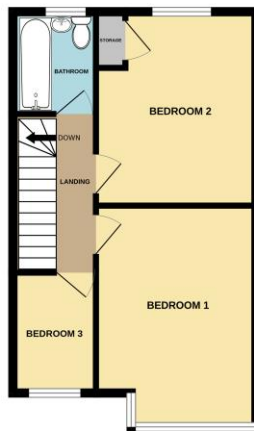
6'7" (2.01m) x 5'4" (1.63m)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, sections, 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be made regarding their condition or operation.

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