



The Wiend, Rock Ferry

£350,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





Welcome to this stunning semi-detached house that promises contemporary living at its finest, offering impressive accommodation ready for you to move into. With uPVC double glazing and efficient combi fired gas central heating, this home is both stylish and comfortable. As you step inside, you're greeted by a welcoming hallway leading to a convenient downstairs WC. The lounge is cozy and inviting, featuring a beautiful fireplace as its focal point. The real heart of this home, however, is the fantastic open plan kitchen family room. This space is a dream for both cooking and entertaining, boasting under floor heating, an island unit, and expansive bi-fold doors that flood the room with natural light and seamlessly connect the indoors with the delightful garden outside. Upstairs, you'll find three generous bedrooms, each with fitted wardrobes and designed with comfort in mind. The master bedroom comes complete with a spacious en-suite, providing a perfect private retreat. There's also a handy laundry room and a luxurious four-piece family bathroom that caters to the needs of a busy household. Outside, the property continues to impress with a driveway offering off-road parking for two cars at the front. To the rear, the garden is a serene escape, featuring a patio area perfect for alfresco dining and enjoying the outdoors. This house is more than just a place to live; it's a place to love. Come and see for yourself the blend of modern comfort and elegant design that makes this home so special. Council tax band C. Freehold. Broadband-<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=CH426RY&uprn=42115087>

Hallway

16'9" (5.11m) x 8'11" (2.72m)

Downstairs WC

5'7" (1.7m) x 2'6" (0.76m)

Lounge

16'8" (5.08m) Into Bay x 12'2" (3.71m)

Open Plan Kitchen Family Room

21'8" (6.6m) Max x 21'6" (6.55m)

Bedroom One

16'8" (5.08m) Into Bay x 12'2" (3.71m)

En-Suite

12'0" (3.66m) x 6'9" (2.06m)

Bedroom Two

15'5" (4.7m) x 12'2" (3.71m)

Bedroom Three

10'4" (3.15m) x 8'11" (2.72m)

Laundry Room

6'1" (1.85m) x 2'6" (0.76m)

Bathroom 8'3" (2.51m) x 6'9" (2.06m)

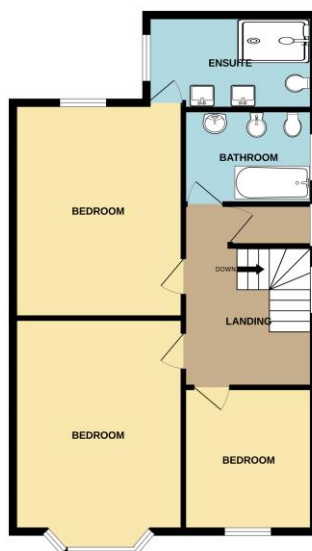




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with floorplan ©2024

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