



# Fairfield Road, Rock Ferry

£80,000



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to this charming terraced house that is deceptively spacious and ready for you to move into! While it would benefit from a bit of updating, it's a fantastic opportunity for first-time buyers or landlords looking to expand their portfolio. The property features uPVC double glazing and efficient combi-fired gas central heating. The layout is thoughtfully designed, starting with a welcoming hallway that leads into a cosy lounge with sliding doors opening into a bright dining room. The extended kitchen offers ample space for meal preparation and casual dining. Upstairs, you'll find three comfortable bedrooms and a generously sized three piece bathroom with a shower over the bath. The rear of the property boasts a lovely paved courtyard with a sunny southerly aspect, perfect for relaxing or entertaining. Ideally situated, this home is within walking distance of local shops, schools, and Rock Ferry train station, making it convenient for all your daily needs. Don't miss out on this fantastic opportunity to create your perfect home or add a valuable asset to your investment portfolio! Council tax band A. Freehold. Ultrafast broadband.



**Hallway**

16'5" (5m) x 5'3" (1.6m)

**Lounge**

16'1" (4.9m) Into Bay x 11'3" (3.43m)

**Dining Room**

12'5" (3.78m) x 10'9" (3.28m)

**Kitchen**

18'4" (5.59m) x 5'10" (1.78m)

**Bedroom One**

12'7" (3.84m) x 11'2" (3.4m)

**Bedroom Two**

12'11" (3.94m) x 10'1" (3.07m)

**Bedroom Three**

6'10" (2.08m) x 5'7" (1.7m)

**Bathroom**

9'8" (2.95m) x 6'6" (1.98m)

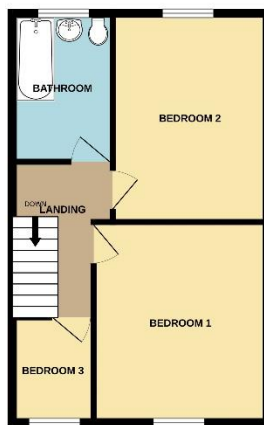
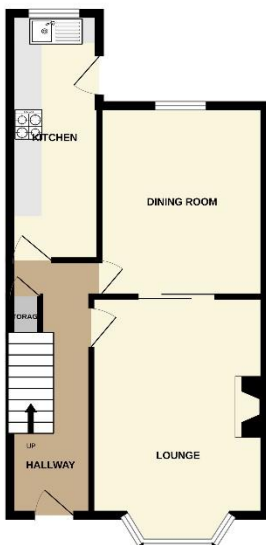






GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.

1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq. ft. (85.5 sq.m.) approx.  
Where more than one floor is shown the accuracy of the floor area is given in square metres. Measurements of doors, windows, carports and other built-in structures are approximate and do not include the width of any walls, decorative treatments, etc. This plan is for information purposes only and should not be used as a guide for prospective purchasers. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or condition can be given.  
 Plans are not to scale.

**Contact Us:**

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