



## Grove Road, Rock Ferry

£210,000



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to this stunning, fully refurbished five bedroom end terrace home, perfect for families or those seeking spacious, modern living. Step through the inviting hallway into the elegant sitting room, a cosy space for relaxation. At the heart of the home, you'll find a large, open-plan kitchen with a sleek island that flows seamlessly into the dining room and lounge area, ideal for entertaining guests or enjoying family meals. The abundance of natural light enhances the contemporary design, creating a bright and airy atmosphere.

The first floor boasts three well-proportioned bedrooms and a luxurious, beautifully appointed bathroom. Ascend to the second floor, you will find two additional bedrooms, one of which includes a stylish en-suite for added privacy and comfort. Outside, the property features a delightful garden, perfect for outdoor dining or a peaceful retreat, along with a convenient driveway for off-street parking. Ideally situated the property is a couple of minutes walk away from Rock Ferry train station. There is a good selection of shops and a supermarket within walking distance. Birkenhead tunnel linking direct to Liverpool city centre is a five minute drive away. Council Tax Band A. Freehold.

#### **Hallway**

16'1" (4.9m) x 6'3" (1.91m)

#### **Lounge**

15'10" (4.83m) Into Bay x 10'9" (3.28m)

#### **Open plan kitchen, dining room & lounge**

23'10" (7.26m) Max x 15'8" (4.78m)

#### **Bedroom One**

15'10" (4.83m) x 10'8" (3.25m)

#### **Bedroom Two**

13'2" (4.01m) x 10'11" (3.33m)

#### **Bedroom Three**

7'3" (2.21m) x 6'3" (1.91m)

#### **Bathroom**

11'0" (3.35m) x 6'4" (1.93m)

#### **Bedroom Four**

21'11" (6.68m) x 9'5" (2.87m) Max

#### **En-Suite**

3'8" (1.12m) x 9'8" (2.95m)

#### **Bedroom Five**

10'2" (3.1m) x 7'1" (2.16m)







While 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 misstatement. This plan is for illustration purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency can be given.

Issue with Molegroup 02/04/2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	82
England & Wales		EU Directive 2002/91/EC

## Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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.