



# Southdale Road, Rock Ferry

£100,000 Offers Over



**LESLEY HOOKS**  
ESTATE AGENTS





This deceptively spacious terraced house is brimming with potential and offers an exciting opportunity for those looking to create their dream home. While it requires a full schedule of renovation, it already benefits from uPVC double glazing and a combi-fired gas central heating system, providing a solid starting point for modernisation. The well-proportioned layout includes a welcoming porch, a hallway, a generous lounge, a separate dining room, and a kitchen on the ground floor. Upstairs, you'll find three good-sized bedrooms and a three-piece family bathroom. To the rear of the property, there's a private courtyard—perfect for low-maintenance outdoor space. Ideally located within walking distance of local shops, schools, and excellent transport links, this property combines convenience with opportunity. Offered for sale with no onward chain, it's the perfect blank canvas for first-time buyers, families, or investors. Don't miss the chance to transform this house into a stunning home! Council tax band A. Freehold.



**Porch**

3'7" (1.09m) x 5'4" (1.63m)

**Hallway**

12'5" (3.78m) x 5'4" (1.63m)

**Lounge**

14'7" (4.45m) Into Bay x 11'4" (3.45m)

**Dining Room**

12'11" (3.94m) x 10'6" (3.2m)

**Kitchen**

9'8" (2.95m) x 6'2" (1.88m)

**Bedroom One**

14'5" (4.39m) Into Bay x 10'5" (3.18m)

**Bedroom Two**

12'11" (3.94m) x 10'6" (3.2m)

**Bedroom Three**

9'9" (2.97m) x 6'4" (1.93m)

**Bathroom**

7'0" (2.13m) x 6'3" (1.91m)

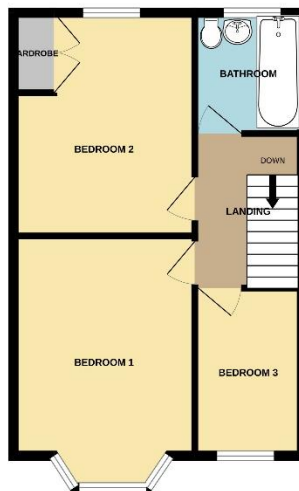
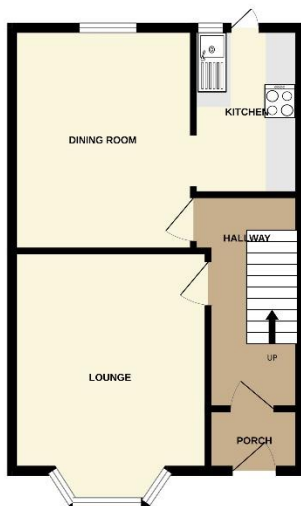






GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, masses and any other areas are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be read in conjunction with any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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