



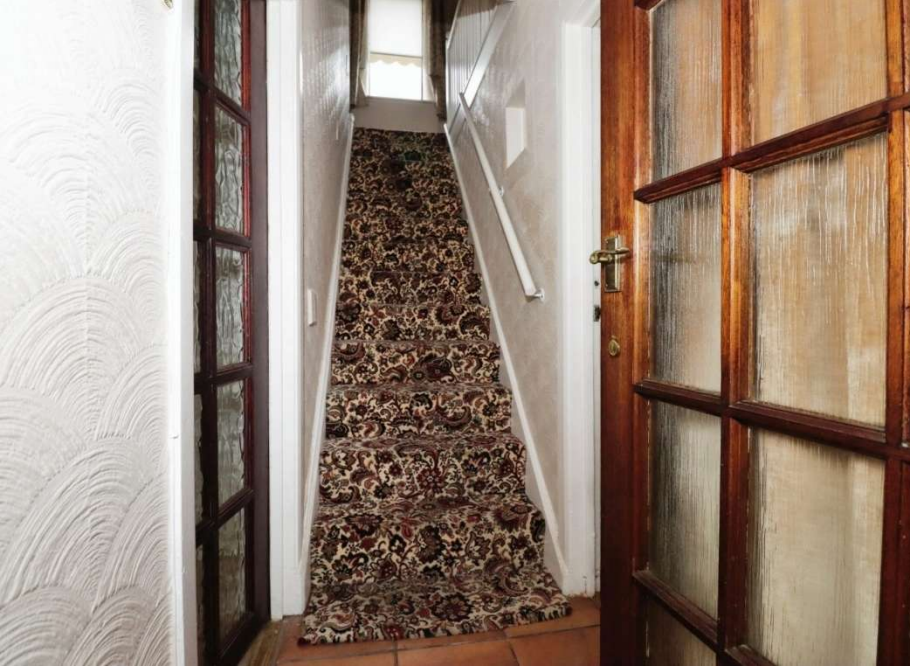
Delta Road East, Rock Ferry

£130,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this deceptively spacious semi-detached home, perfect for those looking to put their own stamp on a property! As you step through the porch into the hallway, you'll find a cosy lounge that leads to a bright sun room, providing an ideal space to relax and enjoy the garden views. The kitchen dining room offers plenty of potential for a modern family hub, while the adjacent utility/shower room and convenient downstairs WC add practicality to the layout.

To the first floor you will find three well proportioned bedrooms, offering flexibility for families, guests, or even a home office. The bathroom completes the first floor. Outside, the property benefits from a driveway for off-road parking and a delightful southerly facing garden, ideal for enjoying the sunshine and outdoor entertaining. With no onward chain, this home presents a fantastic opportunity to create a space tailored to your tastes and lifestyle. Don't miss your chance to turn this house into your perfect home. Council tax band A, Freehold. Ultra fast broadband.



Porch

2'9" (0.84m) x 7'3" (2.21m)

Hallway

5'4" (1.63m) x 2'11" (0.89m)

Lounge

17'0" (5.18m) x 11'0" (3.35m)

Sun Room

8'7" (2.62m) x 9'5" (2.87m)

Kitchen Dining Room

17'0" (5.18m) x 9'6" (2.9m)

Utility/Shower Room

5'4" (1.63m) x 5'0" (1.52m)

Downstairs WC

4'10" (1.47m) x 2'3" (0.69m)



Bedroom One

10'5" (3.18m) x 9'11" (3.02m)

Bedroom Two

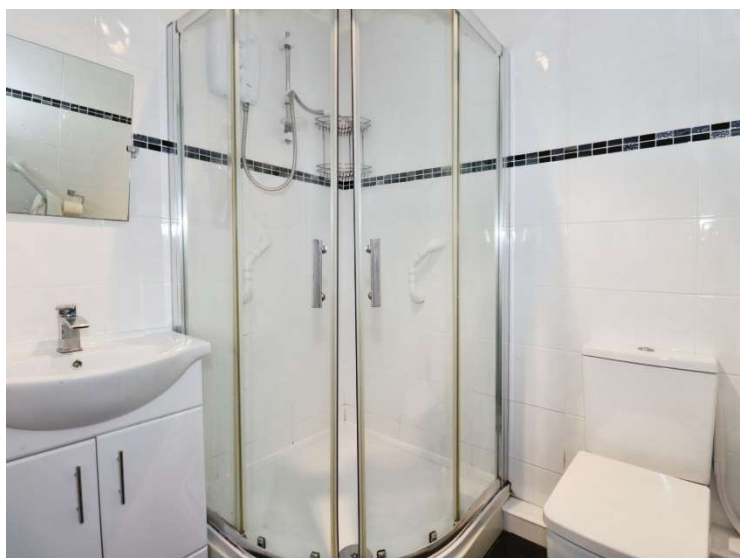
7'11" (2.41m) x 10'5" (3.18m) To Wardrobe

Bedroom Three

6'11" (2.11m) To Wardrobe x 6'9" (2.06m)

Bathroom

6'2" (1.88m) x 5'5" (1.65m)

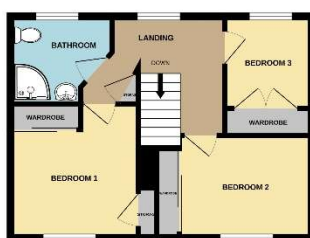




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of rooms, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The layout, contents and condition shown here are not intended to be a guarantee of the property or its contents. Measurements are given in feet and inches.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.