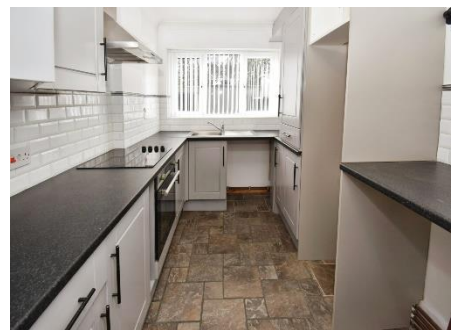




Lees Avenue, Rock Ferry

£110,000



LESLEY HOOKS
ESTATE AGENTS





This deceptively spacious and immaculately presented mid-terraced house is ready for you to move straight in! With uPVC double glazing and a combi-fired gas central heating system, the home offers comfort and convenience throughout. Step inside through the porch into a welcoming hall, leading to the beautifully open-plan lounge and dining area, complete with a charming fireplace and double doors opening onto the rear courtyard—perfect for relaxing or entertaining. The modern fitted kitchen provides ample storage and workspace. Upstairs, you'll find two generously sized double bedrooms and a stylish three-piece bathroom with a shower over the bath. The hidden gem of this home is the second-floor loft room, offering a fantastic additional space. Outside, the low-maintenance courtyard provides a private spot to enjoy the fresh air. Ideally located, the property is within walking distance of local shops, schools, and Rock Ferry train station, making commuting a breeze. Offered for sale with no onward chain, this is a fantastic opportunity to secure a wonderful home! Council tax band A. Freehold. Ultrafast broadband.



Porch

4'7" (1.4m) x 3'3" (0.99m)

Hall

6'4" (1.93m) x 3'3" (0.99m)

Lounge Dining Room

26'1" (7.95m) Max x 11'5" (3.48m) Max

Kitchen

10'0" (3.05m) x 7'9" (2.36m)



Bedroom One

13'11" (4.24m) x 13'0" (3.96m) Max

Bedroom Two

12'9" (3.89m) Max x 8'9" (2.67m) Max

Bathroom

7'10" (2.39m) x 6'0" (1.83m)

Loft Room

12'11" (3.94m) x 12'6" (3.81m) Max





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of rooms, appliances, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustration 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.
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