



St Pauls Close, Rock Ferry

£850 PCM



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming, modern semi-detached house, perfect for comfortable living in a well-connected residential area. This home offers a warm and inviting space with easy access to local shops, schools, and convenient transport links. Step inside to find a cosy lounge featuring a stylish fireplace, seamlessly flowing into a bright, fully fitted kitchen—ideal for entertaining and family meals. The ground floor also includes a handy inner hallway leading to a sleek bathroom complete with a three-piece suite in fresh white. Upstairs, the house boasts three spacious bedrooms, including a master bedroom with its own en-suite shower room for added privacy and convenience. Outside, you'll enjoy a small, low-maintenance garden with a patio area at the rear, ideal for relaxing and dining al fresco. With combi-fired gas central heating, this house is as practical as it is stylish—ready to welcome you home! Council tax band A.



Porch

3'9" (1.14m) x 3'3" (0.99m)

Lounge

16'9" (5.11m) x 10'9" (3.28m)

Kitchen

17'3" (5.26m) x 8'8" (2.64m) Max

Bathroom

7'2" (2.18m) x 4'2" (1.27m)

Bedroom One

13'4" (4.06m) Max x 8'8" (2.64m)

En-Suite Shower Room

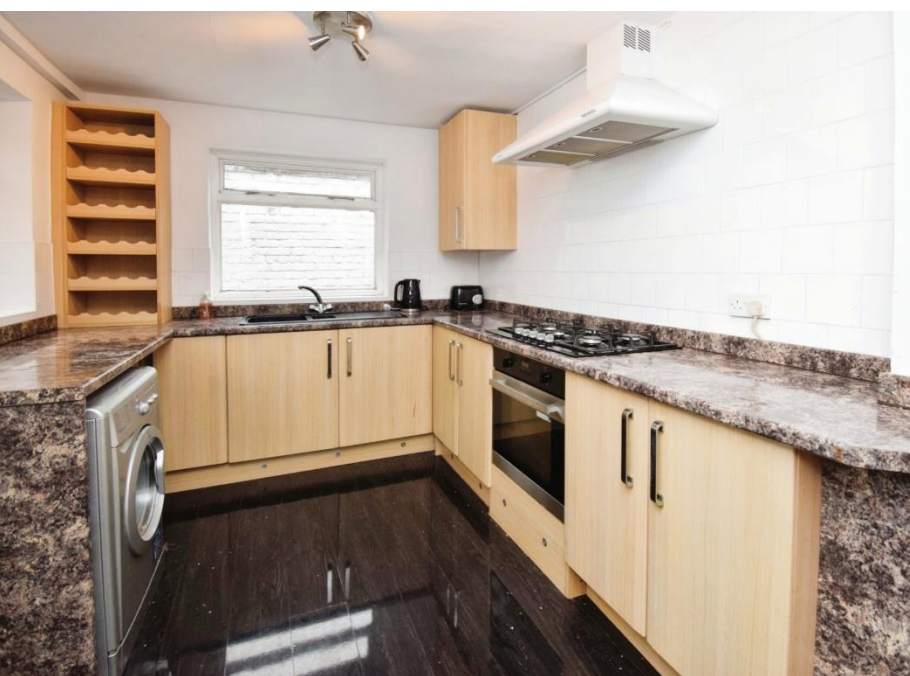
8'9" (2.67m) x 3'0" (0.91m)

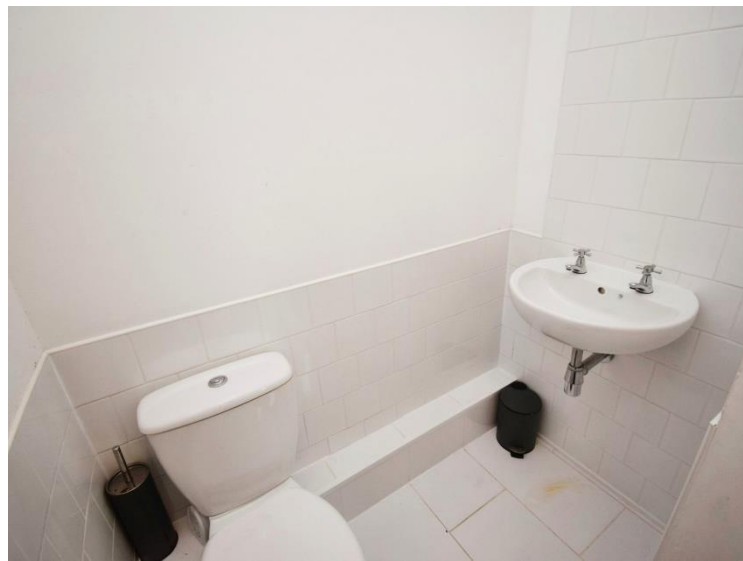
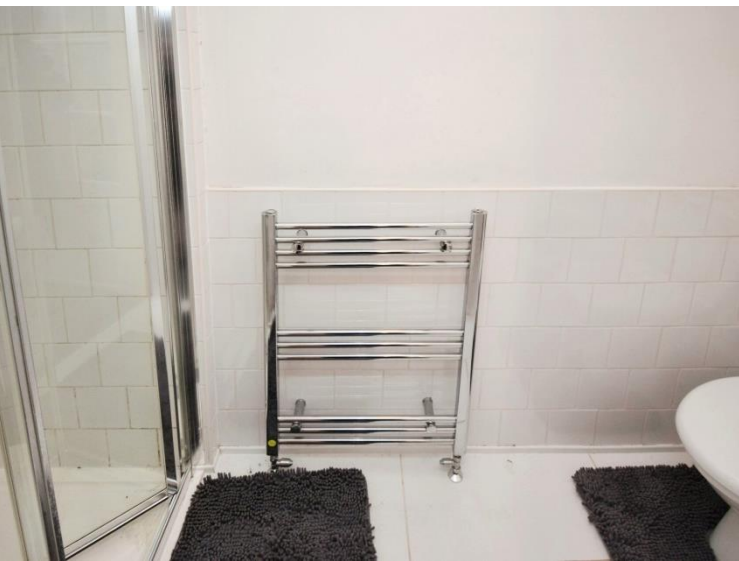
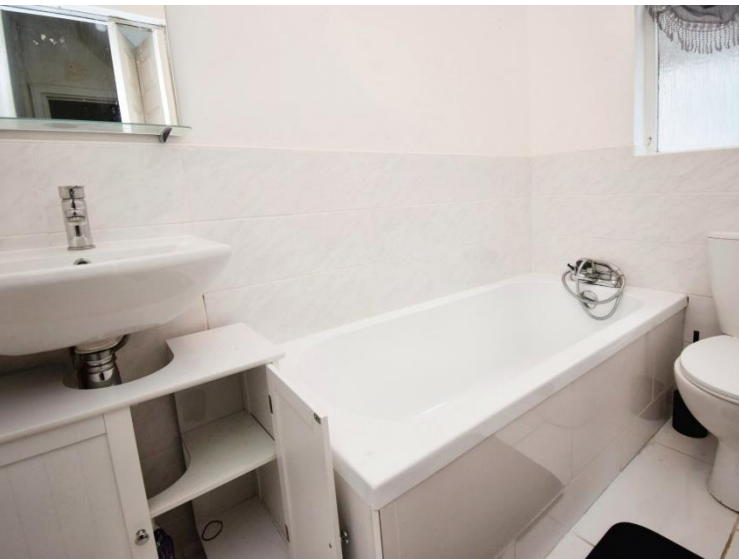
Bedroom Two

9'4" (2.84m) x 7'0" (2.13m)

Bedroom Three

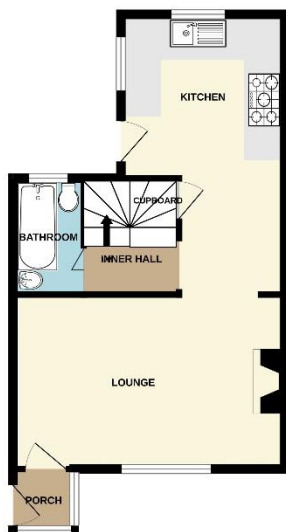
9'5" (2.87m) Max x 7'0" (2.13m)







GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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We warrant every statement has been made to ensure the accuracy of the figures contained here, measurements of rooms, vibrations, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given. Space saving is not intended to be given. Made only for the purpose of this plan.

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.