



The Old Manor, Rock Ferry

£280,000



LESLEY HOOKS
ESTATE AGENTS





Tucked away within a charming gated complex, this spacious and contemporary home is set within a beautiful Grade II listed Georgian building that has been thoughtfully developed into stylish modern houses. Spread over four impressive floors, the home perfectly blends historic character with modern comforts, including combi-fired gas central heating, a cosy log burner, and classic sash windows. The welcoming layout begins with a hallway, convenient WC, and a generous lounge, where the log burner creates a wonderfully inviting atmosphere. Downstairs, the basement level opens up into a stunning open-plan kitchen and family room, complete with a central island — perfect for both everyday living and entertaining. From here, patio doors lead out to the rear garden, while an additional door opens onto a charming basement patio. Upstairs on the first floor, you'll find a spacious master bedroom with an en-suite shower room, along with a further bedroom. The second floor offers two more double bedrooms and a stylish three-piece bathroom, ideal for family or guests. Outside, the property enjoys two allocated parking spaces to the front, and a lovely private garden with a patio area to the rear — ideal for summer evenings or weekend relaxation. This unique and elegant home offers an abundance of living space rarely found, and must be viewed to fully appreciate everything it has to offer. Council tax band C. Freehold subject to an annual service charge of £500



Hallway

8'7" (2.62m) x 5'7" (1.7m)

WC

4'6" (1.37m) x 2'10" (0.86m)

Lounge

23'2" (7.06m) Max x 14'6" (4.42m) Max

Kitchen Family Room

25'10" (7.87m) x 13'11" (4.24m)



Master Bedroom

14'7" (4.45m) x 11'1" (3.38m)

En-Suite

5'8" (1.73m) x 4'7" (1.4m)

Bedroom Two

10'3" (3.12m) x 7'0" (2.13m)

Bedroom Three

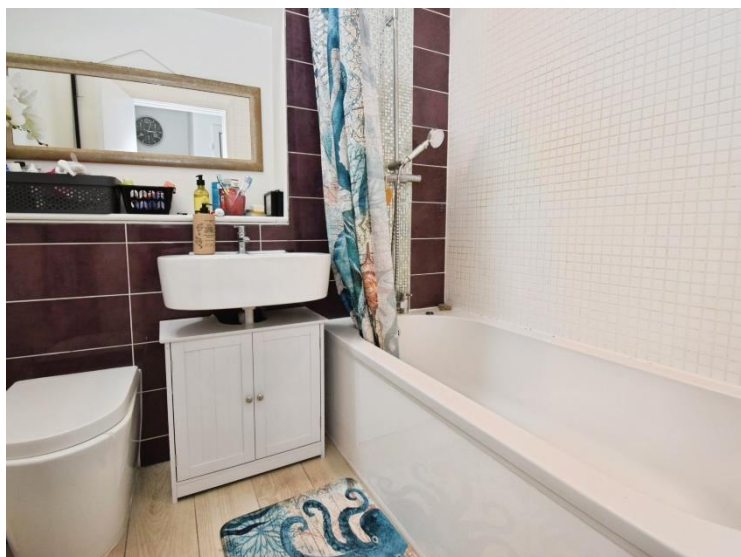
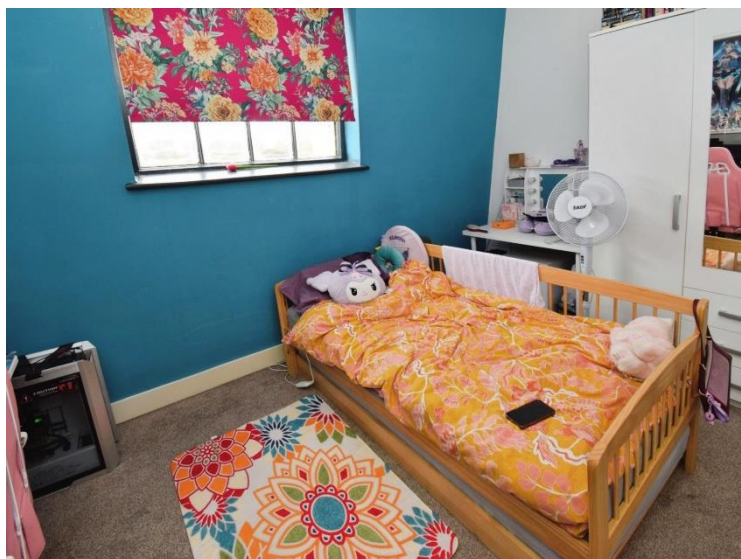
13'11" (4.24m) x 9'2" (2.79m)

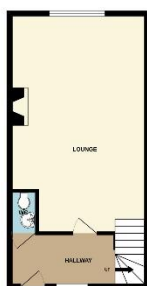
Bedroom Four

10'7" (3.23m) x 8'10" (2.69m)

Bathroom

6'8" (2.03m) x 5'8" (1.73m)





We have every attempt has been made to ensure the accuracy of the description contained herein, measurements of items, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should not be relied on by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
Made with Metropack 12/2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(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.