



Rock Lane East, Rock Ferry

£200,000



LESLEY HOOKS  
ESTATE AGENTS





Welcome to this charming semi-detached home, offering spacious and versatile living for the modern family. Step inside to a welcoming hallway that leads to a bright and comfortable lounge, perfect for relaxing evenings, and a separate sitting room ideal for family time or a quiet retreat. The heart of the home is the generous kitchen/dining room, providing plenty of space for cooking, dining, and entertaining, with convenient access to the garden. A handy downstairs WC completes the ground floor.

To the first floor you will find four well-proportioned bedrooms and a four-piece family bathroom. Outside, the property boasts a driveway providing off-road parking and a lovely southerly facing, low-maintenance garden, perfect for enjoying the sunshine with minimal upkeep. Offered with no onward chain, this fantastic home is ready for its next owners to move straight in and make it their own. Ideally situated, the property is within easy reach of local shops, schools and amenities. Birkenhead tunnel linking direct to Liverpool city centre is a five minute drive away. There are numerous bus routes within a couple of minutes walk. Rock Ferry train station is a five minute drive away. Council tax band B. Freehold.



#### **Hallway**

26'10" (8.18m) x 5'7" (1.7m) Max

#### **Lounge**

17'3" (5.26m) Into Bay x 14'10" (4.52m)

#### **Sitting Room**

11'10" (3.61m) x 14'5" (4.39m)

#### **Kitchen/Dining Room**

18'3" (5.56m) x 13'0" (3.96m)

#### **Downstairs WC**

6'1" (1.85m) x 2'6" (0.76m)

#### **Landing**

28'7" (8.71m) Max x 5'9" (1.75m)

#### **Bedroom One**

17'3" (5.26m) Into Bay x 14'1" (4.29m)

#### **Bedroom Two**

11'10" (3.61m) x 14'6" (4.42m)

#### **Bedroom Three**

11'7" (3.53m) x 9'9" (2.97m)

#### **Bedroom Four**

10'11" (3.33m) x 6'2" (1.88m)

#### **Bathroom**

6'4" (1.93m) x 13'1" (3.99m)





