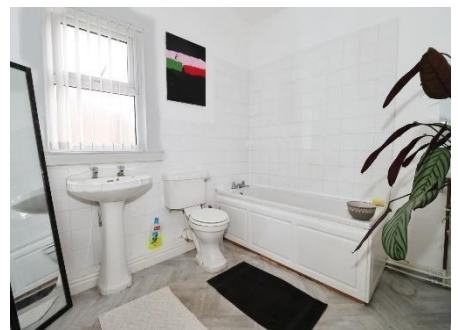




# Rodney Street, Birkenhead

£100,000 Offers Over



**LESLEY HOOKS**  
ESTATE AGENTS





This deceptively spacious terraced home is perfect for a first-time buyer, small family, or buy-to-let investor. Boasting uPVC double glazing and a modern combi-fired gas central heating system, the property offers a warm and comfortable living environment throughout. The welcoming hallway leads to a bright lounge with a lovely bay window, creating a cosy and inviting space to relax. To the rear, there's a second sitting room with open access into the kitchen and dining area — ideal for everyday living or entertaining guests. Upstairs, you'll find two generous double bedrooms and a modern three-piece bathroom. Outside, there's a neat and low-maintenance courtyard to the rear, perfect for a morning coffee or a touch of outdoor relaxation. Ideally located, the home is within easy walking distance of local shops, schools, and transport links, making daily life convenient and stress-free. Offered for sale with no onward chain, this charming property is ready and waiting for its next chapter. Council tax band A. Freehold.



#### **Hallway**

16'2" (4.93m) x 3'2" (0.97m)

#### **Lounge**

14'9" (4.5m) Into Bay x 11'9" (3.58m)

#### **Sitting Room**

12'0" (3.66m) x 11'6" (3.51m)

#### **Kitchen Dining Room**

19'6" (5.94m) x 8'4" (2.54m)



#### **Bedroom One**

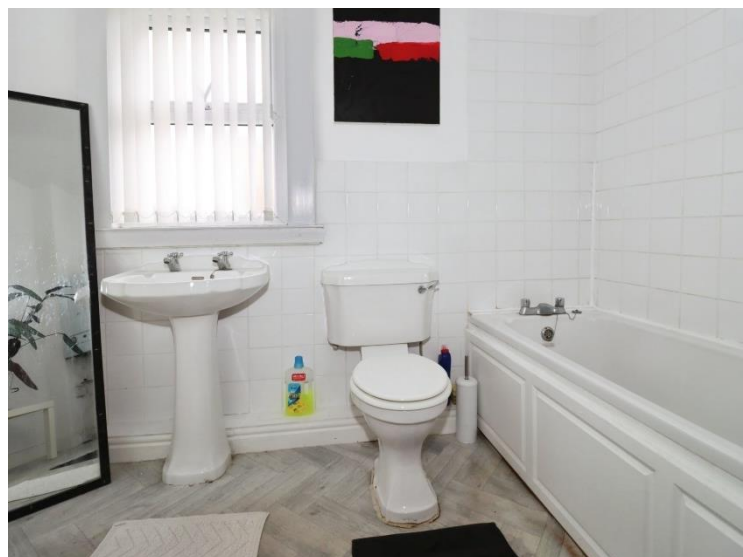
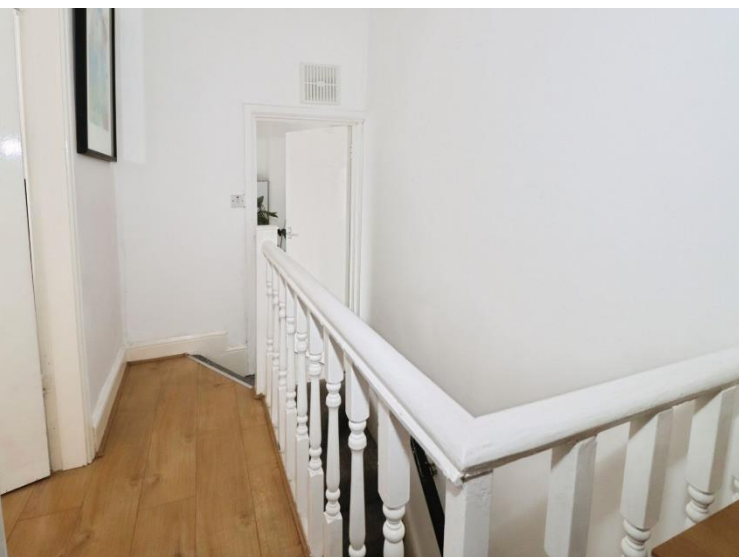
12'4" (3.76m) x 14'7" (4.45m)

#### **Bedroom Two**

12'0" (3.66m) x 9'1" (2.77m)

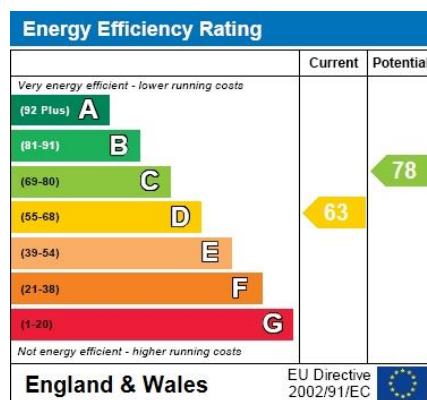
#### **Bathroom**

9'0" (2.74m) x 8'8" (2.64m)





TOTAL FLOOR AREA: 34.0 sq. ft. (3.1 x 10.9 m) approx.  
These are not official measurements. They are for information only and should not be used for legal purposes. The actual measurements should be taken by a professional surveyor. The floor area is based on the internal dimensions of the rooms. The external dimensions of the building are not included. The floor area is based on the internal dimensions of the rooms. The external dimensions of the building are not included. The floor area is based on the internal dimensions of the rooms. The external dimensions of the building are not included.



### Contact Us:

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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.