



Howson Street, Rock Ferry

Offers Over £120,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this deceptively spacious and charmingly presented terraced house, ready for you to move in and make it your own. Featuring uPVC double glazing and efficient combi-fired gas central heating, this home offers modern comfort and warmth. As you step inside, you'll find a welcoming hallway that leads into the bright lounge, complete with a lovely bay window that fills the space with natural light. The lounge seamlessly flows into the dining room, creating an open and inviting atmosphere perfect for entertaining. The fitted kitchen is well-appointed, offering plenty of storage and workspace for all your culinary needs. Upstairs, there are two generously sized double bedrooms, providing ample space for relaxation and rest. The stylish three-piece bathroom is tastefully designed, adding a touch of luxury to your daily routine. Outside, the property boasts charming courtyards to both the rear and side, perfect for enjoying a morning coffee or an evening meal al fresco. Ideally situated within walking distance of local shops, schools, and Rock Ferry train station, this home offers convenience and accessibility. It's an excellent choice for first-time buyers looking to start their homeownership journey or for landlords seeking to expand their portfolio. Don't miss the opportunity to own this delightful and spacious terraced house. Schedule a viewing today and see all it has to offer! Council tax band A. Freehold. Ultrafast broadband.



Hallway

11'5" (3.48m) x 2'11" (0.89m)

Lounge

12'5" (3.78m) Into Bay x 11'4" (3.45m)

Dining Room

10'10" (3.3m) x 15'3" (4.65m) Max

Kitchen

16'5" (5m) x 8'5" (2.57m)

Bedroom One

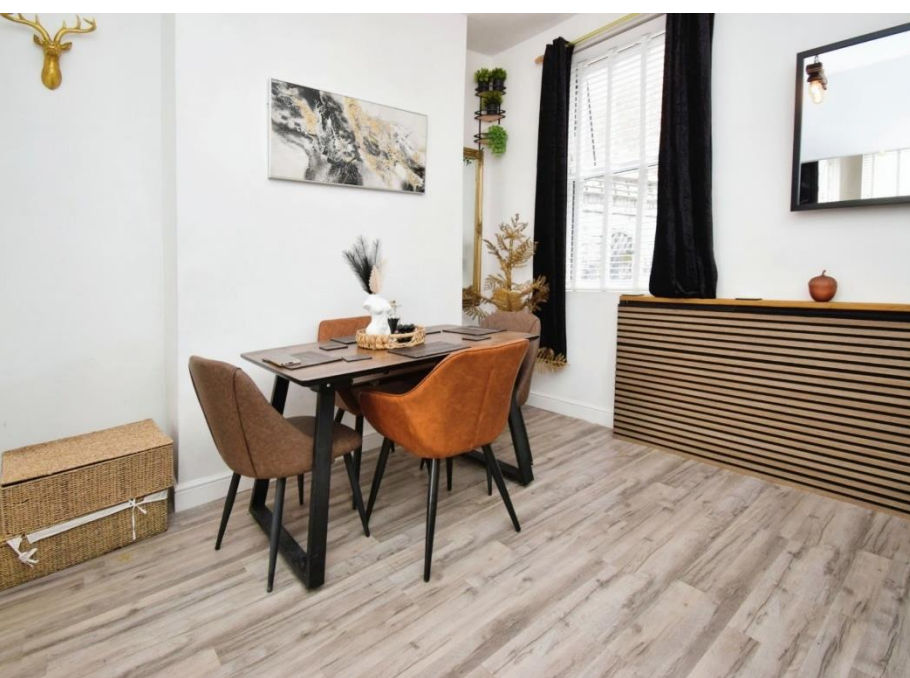
15'1" (4.6m) x 12'0" (3.66m) Into Bay

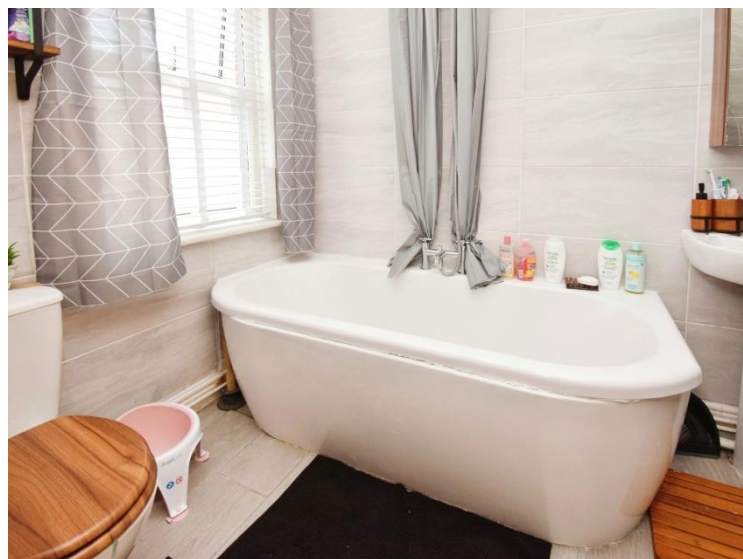
Bedroom Two

11'0" (3.35m) x 9'6" (2.9m)

Bathroom

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







GROUND FLOOR
473 sq. ft. (43.9 sq. m.) approx.

1ST FLOOR
389 sq. ft. (35.7 sq. m.) approx.



TOTAL FLOOR AREA: 862 sq. ft. (80.2 sq. m.) approx.
 *These areas include all internal areas, including the area of the garden and the area of the balcony. The area of the balcony is measured by its outer edge. The area of the garden is measured by its inner edge. The area of the balcony is measured by its inner edge. The area of the garden is measured by its outer edge. The area of the balcony is measured by its inner edge. The area of the garden is measured by its outer edge. The area of the balcony is measured by its inner edge.
 © 2023 Lesley Hooks Ltd

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.