



Procter Road, Rock Ferry, Wirral CH42 1PS

- Extended Three Bedroom Semi Detached Property
- Well Maintained and Appointed Living Accommodation
- Large Well Fitted Dining Kitchen with Utility/W.C Off
- Extensive Rear Garden with Raised Decking and Astro Turf
- Occupying a Generous Sized Plot in Rock Ferry
- Hallway and Spacious Lounge Opening to a Sun Room
- Three First Floor Bedrooms and a Three Piece Bathroom
- Close to Amenities and Transport Links - Viewing Essential

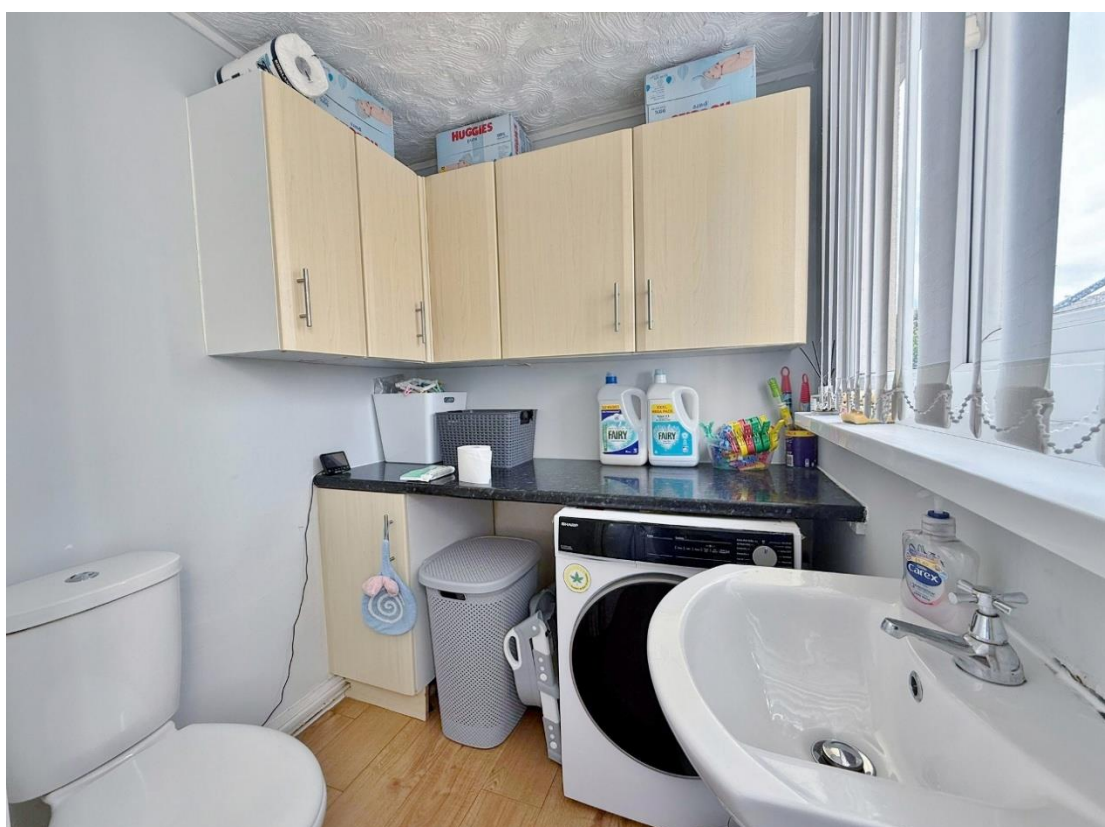


£160,000















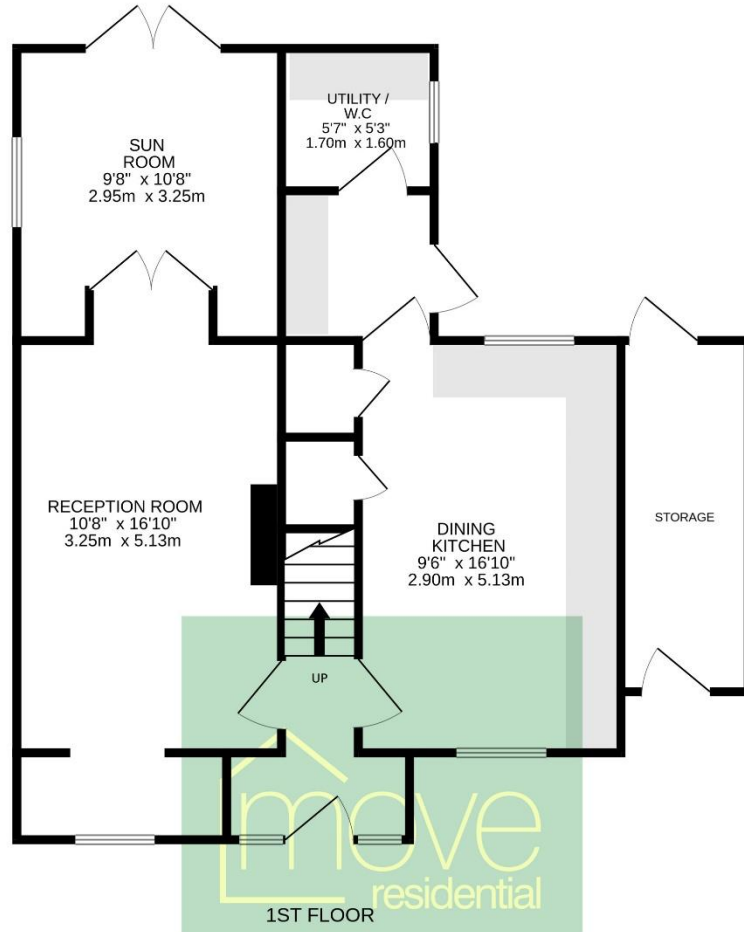




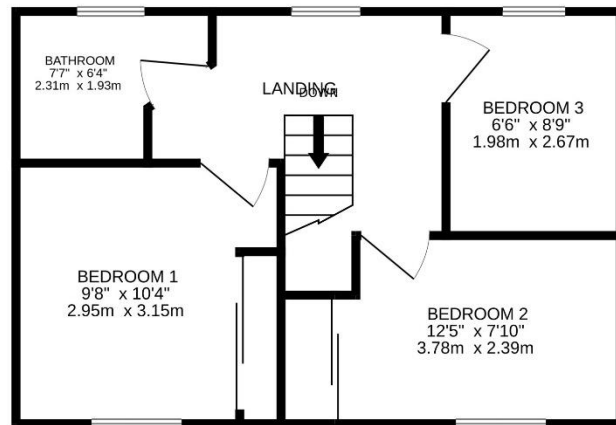
Description

This extended three bedroom semi detached property offers excellent living space and has been well maintained, making it an ideal move in ready home. Sitting on a generous plot, it combines a practical layout with a bright and welcoming feel. Situated in the popular residential area of Rock Ferry within easy reach of amenities, transport links and schools a closer inspection is strongly recommended. On the ground floor, the spacious living room opens into a sun room/play room, creating a light filled area perfect for relaxing or entertaining. The dining kitchen provides plenty of space for family meals, complemented by a useful utility room/W.C and additional storage area. Upstairs, there are three bedrooms and a well presented family bathroom. Bedrooms one and two are good-sized doubles, while bedroom three works well as a single room, nursery, or home office. The large rear garden completes this property perfectly, designed for ease of maintenance with a raised decking area leading down to an artificial lawn, ideal for enjoying the space all year round.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1054sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.