



Old Chester Road, Rock Ferry

£290,000



LESLEY HOOKS
ESTATE AGENTS





This charming semi-detached home offers flexible accommodation arranged over three floors, ideal for growing families or those needing extra space. The property welcomes you through a vestibule into a hallway that leads to a spacious lounge, perfect for relaxing or entertaining, along with a separate dining room for family meals and gatherings. The functional kitchen is well laid out and complemented by a useful pantry/utility area, while a convenient downstairs shower room adds to the practicality of the ground floor.

To the first floor, there are four well proportioned bedrooms and a three piece family bathroom. The second floor provides two further bedrooms and an additional WC, offering excellent versatility for guests, home offices or older children. The property also benefits from a basement, ideal for storage. Externally, there is a driveway to the front with shared access leading to the garage providing excellent storage space. To the rear, a low maintenance garden provides a pleasant outdoor space without the upkeep, perfect for relaxing or entertaining. Overall, this is a spacious and adaptable home with plenty to offer. Ideally situated, the property is within walking distance of local shops, schools and amenities. Rock Ferry train station is a ten minute walk away and there are numerous bus routes nearby. Local primary, secondary and grammar schools are all within easy reach. Motorway networks with links to Liverpool and Chester are a ten minute drive away. Freehold. Council tax band B.



Vestibule

5'0" (1.52m) x 5'3" (1.6m)

Hallway

5'11" (1.8m) x 18'11" (5.77m)

Lounge

18'8" (5.69m) Max x 12'8" (3.86m)

Dining Room

14'11" (4.55m) x 10'11" (3.33m)

Kitchen

12'4" (3.76m) x 12'4" (3.76m)

Pantry/Utility Room

11'0" (3.35m) x 7'6" (2.29m)

Downstairs Shower Room

7'9" (2.36m) x 3'9" (1.14m)

Landing

5'11" (1.8m) x 15'5" (4.7m)

Bedroom One

18'8" (5.69m) x 12'9" (3.89m)

Bedroom Two

15'0" (4.57m) x 10'11" (3.33m)

Bedroom Three

12'1" (3.68m) x 10'10" (3.3m)

Bedroom Four

10'11" (3.33m) x 11'10" (3.61m)

Bathroom

4'10" (1.47m) x 8'0" (2.44m)

Bedroom Five

15'9" (4.8m) x 13'1" (3.99m)

Bedroom Six

12'1" (3.68m) x 12'4" (3.76m)

WC

4'11" (1.5m) x 7'1" (2.16m)

Cellar

14'8" (4.47m) x 10'8" (3.25m)

Garage

20'0" (6.1m) x 12'7" (3.84m)







TOTAL FLOOR AREA : 2545 sq.ft. (236.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plans are for illustrative purposes only and should be taken as such by any prospective purchaser. The elevators, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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