



# Rocklands Avenue, Bebington

£190,000



**LESLEY HOOKS**  
ESTATE AGENTS





Quite simply, if you are searching for a home that ticks all the boxes — whether you're a growing family or stepping onto the property ladder for the very first time — then look no further, because this is a property that genuinely deserves your attention. Offered to the market with the distinct advantage of no onward chain, this wonderfully deceptive semi-detached home is far more generous in its proportions than its façade might first suggest, and whilst it is presented in fully ready-to-move-into condition, it does offer the exciting opportunity to add your own stamp through a little cosmetic updating — making it not only a home to love from day one, but an investment to be proud of for years to come. The accommodation flows beautifully, commencing with a welcoming entrance hallway that sets the tone for what lies beyond. The lounge is a particularly lovely room, enhanced by a charming box bay window that floods the space with natural light and lends a real sense of character. To the rear, a dedicated dining room connects seamlessly via open access into the kitchen — a wonderfully sociable arrangement that is perfect for family life and entertaining alike. Rising to the first floor, three good-sized bedrooms await — the two principal rooms both benefitting from the practicality of fitted wardrobes — alongside a well-appointed three-piece bathroom, complete with a shower over the bath for that added everyday convenience. Outside, the rear garden enjoys a coveted southerly aspect, a space that will be bathed in sunshine throughout the day — ideal for alfresco dining, children's play, or simply relaxing in the warmth. The location, too, is simply excellent. Everyday amenities are right on the doorstep, with local shops, well-regarded schools and the convenience of Bebington train station all within comfortable walking distance — placing everything you could possibly need firmly within easy reach. In short, this is a home full of potential, full of space, and full of promise. Early viewing is not just recommended — it is essential. Council tax band B. Freehold.



**Hallway**

13'6" (4.11m) x 5'6" (1.68m)

**Lounge**

13'11" (4.24m) Into Bay x 12'4" (3.76m)

**Dining Room**

14'7" (4.45m) x 11'1" (3.38m)

**Kitchen**

11'5" (3.48m) x 6'11" (2.11m)

**Bedroom One**

15'6" (4.72m) Into Bay x 11'5" (3.48m)

**Bedroom Two**

13'4" (4.06m) x 11'11" (3.63m) Into Wardrobe Recess

**Bedroom Three**

9'7" (2.92m) x 6'8" (2.03m)

**Bathroom**

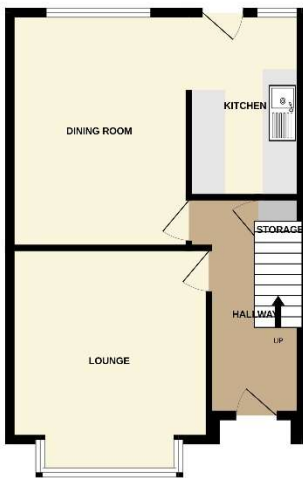
6'5" (1.96m) x 6'0" (1.83m)



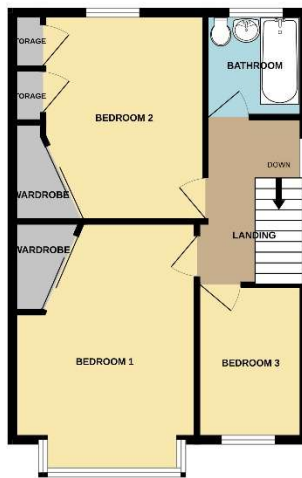




GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 981 sq.ft. (91.2 sq.m.) approx.

Whilst every effort 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 errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown here are for general use and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

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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.