



Rocklands Avenue, Bebington

£180,000 Offers Over



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

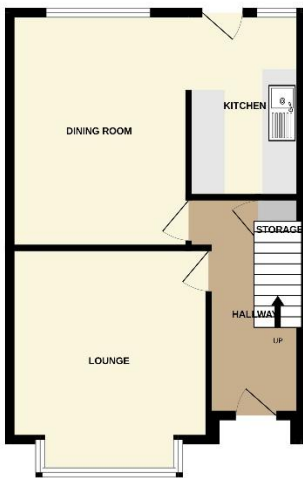
6'5" (1.96m) x 6'0" (1.83m)



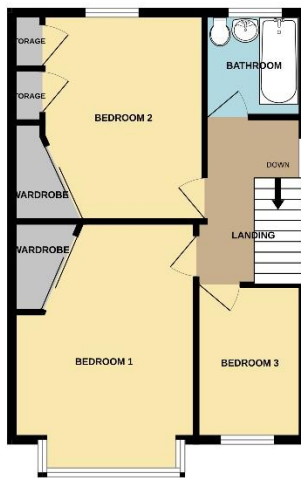




GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



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



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

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of built, finished, open 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 not 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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