



Canterbury Road, Rock Ferry

£190,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





This modern semi-detached home offers stylish, flexible living arranged over three floors. The welcoming hallway leads through to a comfortable lounge, ideal for relaxing, while the contemporary kitchen/diner provides a great space for everyday living. A convenient downstairs WC completes the ground floor.

To the first floor you will find two well-proportioned bedrooms, served by a modern three-piece family bathroom. To the second floor you will find the main bedroom, featuring a dressing area, walk-in wardrobe and a private en-suite, creating a true retreat. Outside, the property benefits from a driveway to the front providing off-road parking, while to the rear is a pleasant garden, perfect for outdoor dining, play or simply unwinding. A fantastic home that combines modern comfort with practical living space. The property is ideally situated within a couple of minutes walk away from Rock Ferry train station and numerous bus routes. Local shops and amenities are also within walking distance. Birkenhead tunnel linking direct to Liverpool city centre is a five minute drive away. Council tax band B. Freehold.



Hallway

4'9" (1.45m) x 4'1" (1.24m)

Lounge

15'7" (4.75m) Max x 10'10" (3.3m) Max

Kitchen/Diner

12'0" (3.66m) Max x 13'6" (4.11m) Max

Downstairs WC

6'5" (1.96m) x 3'3" (0.99m)

Landing

12'11" (3.94m) x 6'9" (2.06m)

Bedroom Two

9'9" (2.97m) Max x 13'6" (4.11m) Max

Bedroom Three

8'8" (2.64m) x 6'5" (1.96m)

Bathroom

6'11" (2.11m) x 6'5" (1.96m)

Landing

3'5" (1.04m) x 6'9" (2.06m)

Bedroom One

20'2" (6.15m) Max x 10'0" (3.05m)

En-Suite

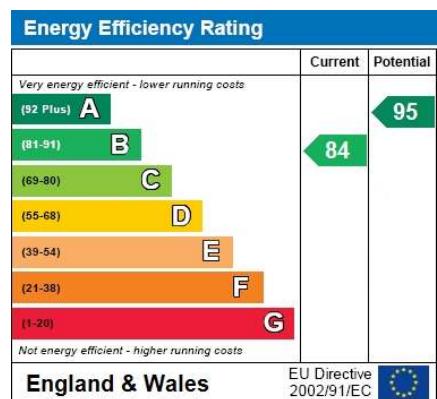
5'10" (1.78m) x 6'10" (2.08m)

Walk-in Wardrobe

5'0" (1.52m) x 13'6" (4.11m)







Whilst every attempt has been made to ensure the accuracy of the floorplan illustrations, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any inaccuracies. The floorplan is for illustrative purposes only and should not be relied on for any purchase or purchase offer. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Photo taken 06/06/22.

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 or 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.