



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

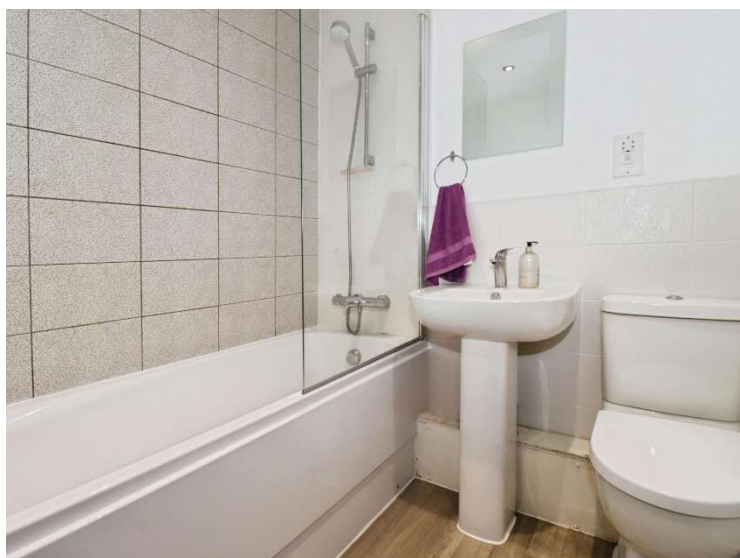
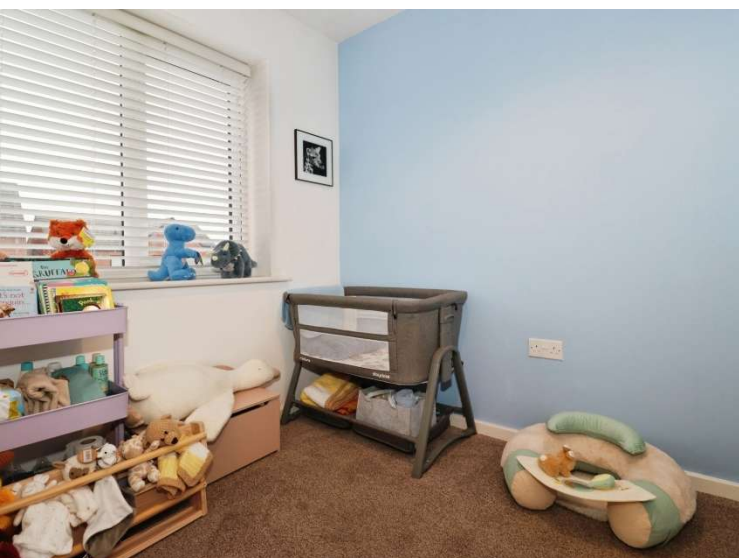
20'2" (6.15m) Max x 10'0" (3.05m)

En-Suite

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

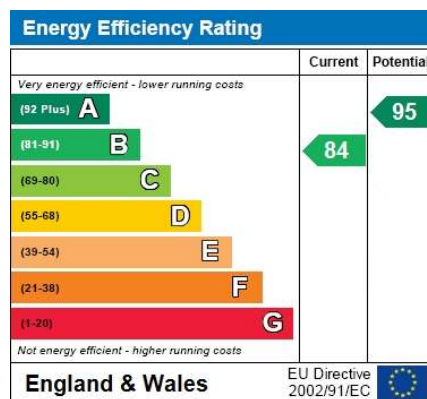
Walk-in Wardrobe

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





TOTAL FLOOR AREA: 966 sq.ft. (89.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures, we cannot accept any liability for errors, omissions, or any other items not shown or described. The plan is for illustrative purposes only and should be used as a guide only. The actual layout and dimensions may vary. The service, quality and appearance of the property may vary. The service, quality and appearance of the property may vary. The service, quality and appearance of the property may vary.



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