



Spenser Avenue, Rock Ferry

£120,000



LESLEY HOOKS
ESTATE AGENTS





Whether you're a first time buyer ready to take that exciting leap onto the property ladder, a growing family in need of a place to call home, or a savvy buy to let investor on the lookout for a cracking addition to your portfolio — stop scrolling, because this lovely terraced home is ready and waiting for you! Offered in truly move-in condition with the reassurance of uPVC double glazing and combi fired gas central heating throughout, the layout is just as impressive as the price tag. A welcoming hallway sets the tone before leading you into a comfortable lounge, complete with a stylish modern fireplace that's just begging for cosy evenings in. The lounge flows effortlessly through open access into the dining room — perfect for entertaining — and is complemented by a neatly fitted kitchen. Head upstairs and you'll find two generous double bedrooms alongside a beautifully presented, fully tiled four piece bathroom. Four pieces — yes, four! This home means business. Step outside to a low maintenance rear courtyard with artificial lawn — ideal for al fresco dining, a glass of something chilled on a summer evening, or simply a space where the kids can play without the fuss of endless mowing. Located in a popular and well established residential area, you're just a short stroll from local shops, great schools and Rock Ferry train station — making this one a winner for commuters and families alike. This is the one. Don't miss it — get in touch today! Council tax band A. Freehold.



Hallway

14'4" (4.37m) x 3'2" (0.97m)

Lounge

13'4" (4.06m) Into Bay x 10'0" (3.05m)

Dining Room

11'0" (3.35m) x 10'7" (3.23m)

Kitchen

8'6" (2.59m) x 7'3" (2.21m)

Bedroom One

13'9" (4.19m) x 11'2" (3.4m)

Bedroom Two

11'0" (3.35m) x 8'8" (2.64m)

Bathroom

8'3" (2.51m) x 7'4" (2.24m)

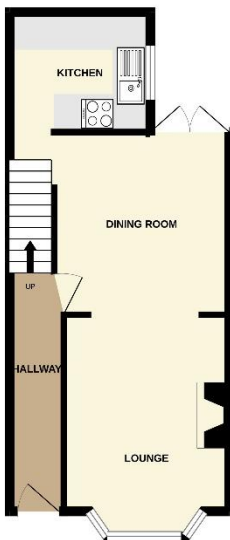






GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.

1ST FLOOR
364 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 sq.m.) approx.

While 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.

Contact Us:

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