



New Chester Road, Rock Ferry

£220,000



LESLEY HOOKS
ESTATE AGENTS





This impressive terraced house is arranged over three spacious floors, offering versatile living with modern high-quality finishes throughout, making this the perfect home for first-time buyers or families. Upon entering, you are welcomed by a bright and inviting hallway, complete with a convenient downstairs WC. The lounge provides a comfortable and stylish living space, featuring double doors that open directly onto the rear garden, perfect for entertaining or relaxing. The contemporary kitchen is fitted with a range of sleek units and space for appliance, offering both style and practicality for everyday living.

To the first floor you will find two well-proportioned bedrooms, alongside a stylish three-piece family bathroom. Rising to the second floor, you will find two further bedrooms, including an impressive main bedroom that benefits from its own private en-suite. Externally, the property benefits from a driveway providing off-road parking, as well as a delightful garden providing the ideal space for relaxing or hosting guests. 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. Freehold. Council tax band



Hallway

15'5" (4.7m) Max x 5'8" (1.73m) Max

Downstairs WC

8'1" (2.46m) x 3'4" (1.02m) Max

Lounge

12'8" (3.86m) x 13'4" (4.06m)

Kitchen

12'2" (3.71m) x 7'4" (2.24m)

Landing

8'6" (2.59m) x 8'8" (2.64m) Max

Bedroom Three

12'10" (3.91m) Max x 13'4" (4.06m)

Bedroom Four

9'7" (2.92m) x 13'4" (4.06m)

Bathroom

9'1" (2.77m) x 4'2" (1.27m)



Landing

5'6" (1.68m) x 8'8" (2.64m)

Bedroom One

12'3" (3.73m) x 13'4" (4.06m) Max

En-Suite

8'6" (2.59m) x 4'3" (1.3m)

Bedroom Two

9'2" (2.79m) x 13'4" (4.06m)

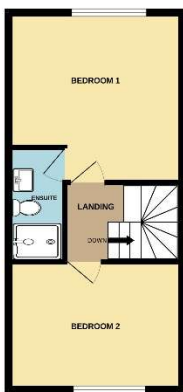
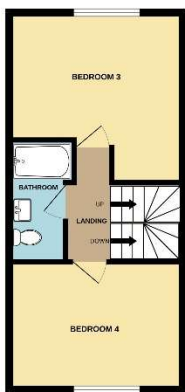
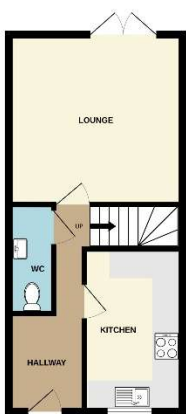




GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements or dimensions, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-approvals. This plan is for illustrative purposes only and should 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.
Mark All Property 01246

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			95
(81-91) B		86	
(69-80) C			
(55-68) D			
(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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