



New Chester Road, Rock Ferry

£190,000



LESLEY HOOKS
ESTATE AGENTS





If you're a first time buyer or a growing family looking for a home that's completely ready to move into, this immaculately presented modern townhouse ticks every box. Situated on a recently built development, the property benefits from uPVC double glazing and combi fired gas central heating throughout, meaning all the hard work has already been done for you. Stepping through the front door, you're welcomed into a hallway with a handy downstairs WC, ideal for busy family life or visiting guests. The lounge is a lovely space to relax, with double doors opening straight out to the garden, letting the light flood in. The kitchen dining room is smartly fitted and comes complete with an oven, four ring hob and integrated fridge freezer, making it a sociable spot for everything from quick breakfasts to family dinners. Upstairs, there are three bedrooms, with the main bedroom benefiting from its own stylish en-suite shower room. The three piece family bathroom is equally well appointed, with a shower and shower screen fitted over the bath. Outside, the property continues to impress. To the front there's a driveway providing off road parking, while to the rear you'll find a lovely garden with a patio area, perfect for relaxing or entertaining. The property itself is within walking distance of local shops, schools and transport links, and for commuters, the Mersey Tunnel linking directly into Liverpool city centre is just a five minute drive away. This is a home that's ready and waiting for its next family. Council tax band B. Freehold with a half yearly service charge of £75



Hallway

15'3" (4.65m) x 3'9" (1.14m)

Downstairs WC

6'1" (1.85m) x 3'0" (0.91m)

Lounge

15'7" (4.75m) x 10'4" (3.15m)

Kitchen Dining Room

15'6" (4.72m) x 8'3" (2.51m)

Bedroom One

11'11" (3.63m) Max x 8'4" (2.54m)

En-Suite

5'4" (1.63m) x 8'4" (2.54m) Into Recess

Bedroom Two

9'11" (3.02m) x 8'4" (2.54m)

Bedroom Three

8'8" (2.64m) Max x 6'11" (2.11m)

Bathroom

6'11" (2.11m) x 6'1" (1.85m)

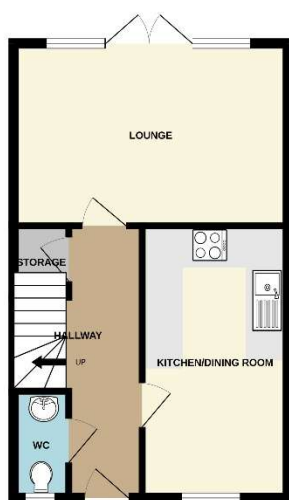






GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 806 sq.ft. (74.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, the actual measurements of the property may vary. The floorplan is for information only and should not be used as a basis for any prospective purchase. The contents, systems and appliances shown have not been tested and no guarantee is given as to their availability or efficiency at the time of sale.
Made with Hingeplan 1/2020

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