



Rock Lane West, Rock Ferry

£220,000



LESLEY HOOKS
ESTATE AGENTS





There's something rather wonderful about a home that's already done all the hard work for you — and this delightful semi-detached bungalow is exactly that. Fully refurbished from top to toe, it's simply a case of turning the key and moving straight in, kettle on, feet up, job done. Step through the front door into a welcoming hallway, complete with a handy built-in storage cupboard — because every home needs somewhere to tuck away the Hoover and the wellies. From here, the lounge invites you in, a bright and comfortable space made all the more special by double doors that open out to the garden, blurring the line between indoors and out on those long summer evenings. The kitchen breakfast room is a proper hub-of-the-home affair, fitted with a stylish range of units, an oven, four-ring electric hob, integrated washing machine and integrated fridge — everything ready and waiting, no shopping trips required. It's the sort of space that makes morning coffee and Sunday brunch feel effortlessly easy. Two generous double bedrooms offer restful retreats, while the three-piece shower room brings a touch of modern style to your daily routine. Throughout, uPVC double glazing and combi-fired gas central heating ensure the home stays snug, efficient and low-maintenance all year round. Outside, a driveway to the front provides welcome off-road parking, while the rear garden — complete with a lovely patio area — is perfectly set up for al fresco dining, morning coffees, or simply pottering about on a sunny afternoon. And the location? Wonderfully convenient. You're within walking distance of local shops, handy bus routes, and Rock Ferry train station, making this an ideal spot whether you're commuting, popping out for essentials, or just fancy a change of scene. Offered for sale with no onward chain, this is a rare chance to secure a beautifully finished home without the wait. Early viewing is strongly recommended — homes like this don't hang around. Council tax band B. Freehold.



Hallway
19'6" (5.94m) x 3'11" (1.19m)

Lounge
16'3" (4.95m) x 9'8" (2.95m)

Kitchen Breakfast Room
12'7" (3.84m) x 11'2" (3.4m)

Bedroom One
15'10" (4.83m) x 9'8" (2.95m)

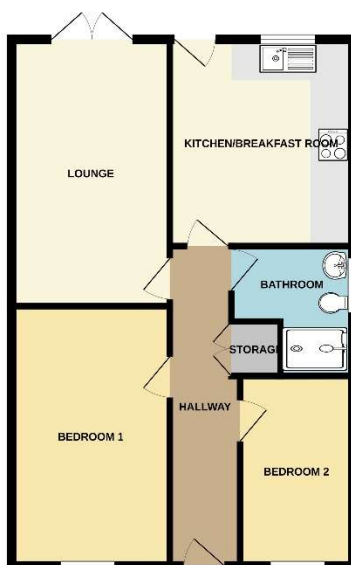
Bedroom Two
11'5" (3.48m) x 6'10" (2.08m)

Bathroom
7'11" (2.41m) x 7'5" (2.26m)





GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq.ft. (62.0 sq.m.) approx.
These floor plans are for information only. They do not constitute an offer of any property. The actual floor plan may vary from the information provided. The actual floor plan may vary from the information provided. The actual floor plan may vary from the information provided. The actual floor plan may vary from the information provided.

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