



# New Chester Road, Rock Ferry

£1,300 PCM



**LESLEY HOOKS**  
ESTATE AGENTS





This impressive four-bedroom terraced home is arranged over three spacious floors and offers versatile accommodation with modern, high-quality finishes throughout. 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. EPC Rating B, Estimated Council Tax Band C - Please note that the banding may be subject to change.



**Hallway**  
15'5" (4.7m) 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)

**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)

**En-Suite**  
8'6" (2.59m) x 4'3" (1.3m)


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







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide to 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		95
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**Contact Us:**

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