



Spenser Avenue, Rock Ferry

£120,000



LESLEY HOOKS
ESTATE AGENTS





Ready to move in, this terrace ticks every box for first time buyers, downsizers, or anyone after a low-maintenance base in a popular residential spot, and with no onward chain, you can crack on without the wait. Step through the hallway and into a lounge through dining room that gives you ideal space to live and entertain. The kitchen sits neatly to the rear, practical and ready for whoever moves in next.

To the first floor you will find two well-proportioned bedrooms plus a three piece bathroom finishing things off. Outside, a low maintenance courtyard offers a practical, easy-care space rather than another job on the weekend list. The location speaks for itself. Local primary and secondary schools are within walking distance, rail and bus routes are close at hand for the daily commute, and the motorway network puts Liverpool and Chester within easy reach. Council tax band A. Freehold.



Hallway

14'5" (4.39m) x 3'1" (0.94m)

Lounge

13'3" (4.04m) x 10'1" (3.07m)

Dining room

11'1" (3.38m) x 10'6" (3.2m)

Kitchen

8'1" (2.46m) x 8'3" (2.51m)

Landing

11'1" (3.38m) x 5'2" (1.57m)

Bedroom One

11'0" (3.35m) x 13'7" (4.14m)

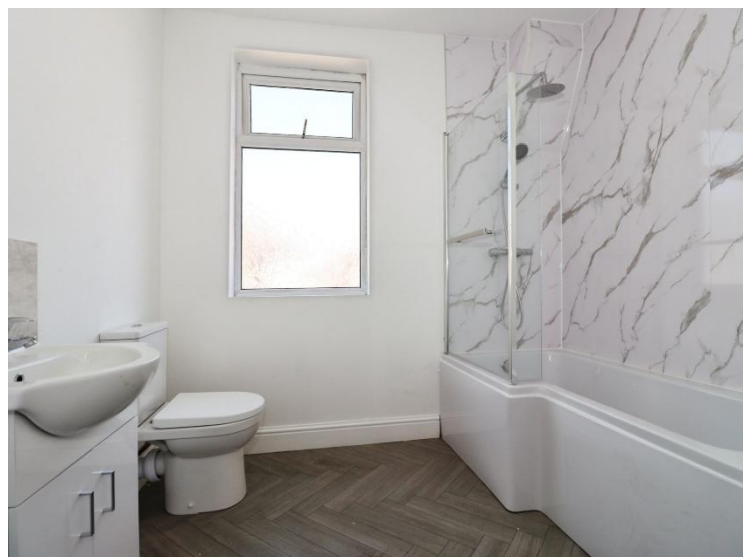
Bedroom Two

11'1" (3.38m) x 8'6" (2.59m)

Bathroom

8'6" (2.59m) x 8'4" (2.54m)

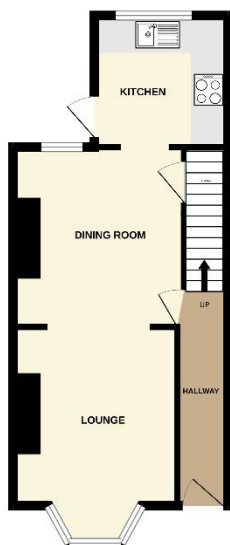






GROUND FLOOR
395 sq.ft. (37.9 sq.m.) approx.

1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (65.2 sq.m.) approx.
These are not intended to be a substitute for a professional survey. The information is provided for general guidance only and should not be relied upon for any specific purpose. The information is provided as a guide only and should not be relied upon for any specific purpose. The information is provided as a guide only and should not be relied upon for any specific purpose.

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