



St Pauls Villas, Rock Ferry

Offers Over £200,000



LESLEY HOOKS
ESTATE AGENTS





Tucked away in a peaceful yet convenient location close to local amenities, this delightful semi-detached villa is full of character and offers an abundance of living space—perfect for families looking to create their dream home. With full uPVC double glazing and combi-fired gas central heating already in place, the property is ready for a new owner to modernise and add their personal touch. This spacious home is brimming with potential for those with vision. Step through the porch into a welcoming hallway with handy storage cupboard. The ground floor boasts a bright lounge with a beautiful bay window, a cosy sitting room, a separate dining room, and a generous kitchen—offering plenty of room for day-to-day living and entertaining. Upstairs you'll find four good-sized double bedrooms, one thoughtfully fitted with a shower, along with a three-piece family bathroom. The outdoor space is a true highlight. The front garden is absolutely divine—a haven for garden lovers—while the rear garden offers a quiet and manageable space for relaxing. Added bonuses include extensive cellar rooms ideal for storage, hobbies, or even conversion. The property is offered for sale with no onward chain, making for a smooth transition to its next chapter. A rare opportunity to create something truly special—this home must be seen to appreciate all it has to offer. Council tax band B. Freehold.



Porch

6'1" (1.85m) x 5'9" (1.75m)

Hallway

23'6" (7.16m) x 3'8" (1.12m)

Lounge

17'5" (5.31m) Into Bay x 12'0" (3.66m)

Sitting Room

12'2" (3.71m) x 10'8" (3.25m)

Kitchen

10'9" (3.28m) x 10'0" (3.05m)

Dining Room

12'0" (3.66m) x 11'3" (3.43m)

Rear Porch

5'8" (1.73m) x 4'7" (1.4m)



Bedroom One

13'9" (4.19m) x 12'9" (3.89m)

Bedroom Two

12'8" (3.86m) x 10'8" (3.25m)

Bedroom Three

11'10" (3.61m) x 12'9" (3.89m)

Bedroom Four

10'9" (3.28m) x 10'8" (3.25m)

Bathroom

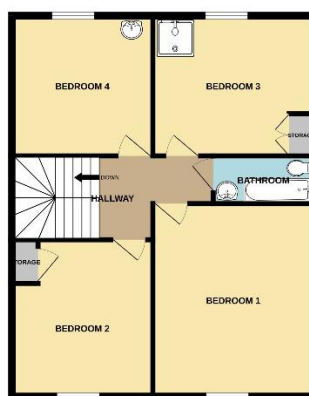
7'10" (2.39m) x 3'10" (1.17m)





GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.

1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA: 1459 sq.ft. (135.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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 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.
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