



Egerton Park, Rock Ferry

£230,000



LESLEY HOOKS
ESTATE AGENTS





Some homes tick the boxes, and some homes make you feel something the moment you walk through the door — this one falls firmly into the latter camp. Tucked away in the ever-popular Egerton Park, and within easy reach of local shops, schools and transport links, this beautifully designed semi-detached home is ready and waiting for its next chapter, no onward chain to slow things down. From the moment you step inside, it's clear this is a home with personality. Thoughtful personal touches run throughout, with mood lighting setting the tone in all the right places, and stylish LVT flooring bringing a sleek, contemporary finish to the kitchen and sun room. The hallway leads through to a comfortable lounge, before flowing seamlessly into the fitted kitchen — home to a range of Bosch integrated appliances, because good taste doesn't stop at the décor. From here, the space opens effortlessly into the sun room, where sliding patio doors frame the garden beyond and flood the space with natural light. It's the perfect spot for morning coffee, evening wind-downs, or entertaining friends without missing a beat of the conversation. Upstairs, three bedrooms await, with the main bedroom benefiting from fitted sliderobes — sleek, space-saving, and endlessly practical. The three-piece shower room continues the stylish theme, complete with a shower and shower screen over the bath, plus an inline extractor fan for that all-important finishing touch. To the front, an allocated parking bay takes the stress out of coming home, while to the rear, a delightful and private garden awaits — and yes, that does include a hot tub! Whether it's a glass of something bubbly under the stars or simply a way to unwind after a long day, this is outdoor living with a little extra indulgence built in. Homes like this — thoughtfully finished, wonderfully located, and completely chain-free — don't come along every day. Viewing really is a must. Council tax band C. Freehold.



Hallway

9'6" (2.9m) x 3'10" (1.17m)

Lounge

14'4" (4.37m) x 10'11" (3.33m)

Kitchen Dining Room

14'3" (4.34m) x 9'11" (3.02m)

Sun Room

9'10" (3m) x 9'8" (2.95m)

Bedroom One

11'11" (3.63m) To Wardrobe x 8'2" (2.49m)

Bedroom Two

10'5" (3.18m) x 8'2" (2.49m)

Bedroom Three

7'0" (2.13m) x 6'1" (1.85m)

Bathroom

5'11" (1.8m) x 5'11" (1.8m)







GROUND FLOOR
158 sq ft. (14.7 sq m.) approx.

1ST FLOOR
315 sq ft. (29.2 sq m.) approx.



TOTAL FLOOR AREA: 473 sq ft. (43.9 sq m.) approx.

Some floor plans are shown for illustrative purposes only. The actual floor plan may vary slightly from the one shown. The floor plan is provided for information only and does not constitute an offer of any property. The floor plan is provided for information only and does not constitute an offer of any property. The floor plan is provided for information only and does not constitute an offer of any property. The floor plan is provided for information only and does not constitute an offer of any property.

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.