



Old Chester Road, Rock Ferry, Birkenhead, CH42 2DU

welcome to

Old Chester Road, Rock Ferry Birkenhead

Rarely available and packed with potential! This spacious two-bedroom maisonette boasts stunning panoramic views across Liverpool, a gorgeous kitchen, generous living space, and allocated parking. A must-see home. Call our Prenton office today!



Property Description

This fantastic two-bedroom maisonette simply must be viewed to fully appreciate the space, style, and incredible potential on offer. Rarely coming to market, this unique home is ideal for buyers looking for something special.

Accessed via a private staircase, the first floor opens into a magnificently spacious lounge/dining area, flooded with natural light. perfect for relaxing or entertaining. The property also features a stunning, well-appointed kitchen. The second floor offers two larger-than-average double bedrooms, and enjoying breathtaking views across Liverpool, along with excellent storage options and a modern bathroom, providing versatile and comfortable living space. The views of Liverpool can be seen from the hall and bedroom two,

Further benefits include allocated parking and a highly desirable layout throughout.

Opportunities like this don't come around often, internal inspection is essential to truly appreciate everything this home has to offer.

Contact our Prenton office today to arrange your viewing.

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

Lounge

16' 2" x 15' 10" (4.93m x 4.83m)

Two double-glazed windows to the front, radiator and built-in storage housing the gas and electric meters.

Kitchen

14' 4" x 10' (4.37m x 3.05m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and induction hob, plumbing for a washing machine/tumble dryer, dish washer and central heating boiler. Radiator, double-glazed window to the side and double-glazed door to the front.

Landing

Double-glazed window to the rear and radiator. Built-in storage and understairs storage.

Bedroom One

16' 3" x 10' 4" (4.95m x 3.15m)

Two double-glazed windows to the front and radiator.

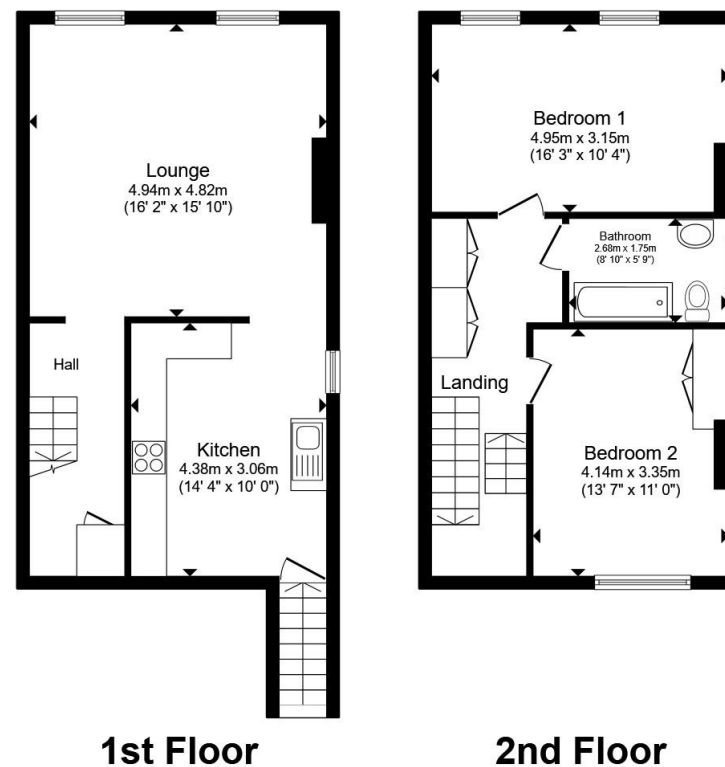
Bedroom Two

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

Double-glazed window to the rear, radiator and built-in wardrobes.

Bathroom

Comprising bath with mixer taps and shower over, wash hand basin and WC. Radiator and double-glazed window to the side.



Total floor area 93.8 m² (1,009 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Old Chester Road, Rock Ferry Birkenhead

- Two Bedroom Maisonette
- Lounge / Diner
- Kitchen
- Bathroom
- Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 17 Apr 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN116746



Property Ref:
PTN116746 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


jones & chapman



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