



**Haddon Road, Rock Ferry, Birkenhead, CH42 1NZ**

**welcome to**

**Haddon Road, Rock Ferry, Birkenhead**

...Every house has its own story...

And this house is ready for you to write your own story and have the most magical ending! A quite spectacular property that is one of a kind, this truly beautiful home oozes high quality features throughout, something that can only be appreciated once



## Property Description

This semi-detached home is ready for a new family to start making new memories. Situated off the highly sought after Haddon Road. This attractive property is hidden behind a lovely wall barrier which houses a paved front garden. Through the front door is the lovely entrance hallway which leads off to the spacious lounge with a feature bay window and a downstairs W.C. The kitchen is to the rear of the property and has an open plan dining room which leads out to the quaint rear courtyard which has a superb setting for al fresco dining, equally of good proportion. Upstairs there are four good sized bedrooms, completing this floor is a family bathroom.

Please call us for a viewing on this rare gem of a property

### Entrance Hall

Double-glazed composite door to the front and radiator.

### Downstairs Cloakroom

Tiled downstairs cloakroom comprising wash hand basin and WC. Double-glazed window to the side.

### Lounge

13' 2" x 14' 9" (4.01m x 4.50m)

Double-glazed bay window to the front and radiator.

### Dining Room

11' x 18' 8" (3.35m x 5.69m)

Double-glazed double patio doors and double-glazed window to the rear. Radiator.

### Kitchen

15' 5" x 5' 5" (4.70m x 1.65m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Central heating boiler, electric oven and gas hob. Radiator and double-glazed window to the side.

## First Floor Landing

### Bedroom One

13' 1" x 13' (3.99m x 3.96m)

Double-glazed window to the front and radiator.

### Bedroom Two

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

Double-glazed window to the rear and radiator.

### Bedroom Three

11' 1" x 9' 6" (3.38m x 2.90m)

Double-glazed window to the rear and radiator.

### Bedroom Four

8' 9" x 7' (2.67m x 2.13m)

Double-glazed window to the front and radiator.

### Bathroom

Bathroom with three-piece suite comprising bath with mixer taps and shower over, wash hand basin and WC. Radiator and double-glazed window to the side.

### Outside

### Rear Garden

Flagged rear garden with shed and two palm trees.



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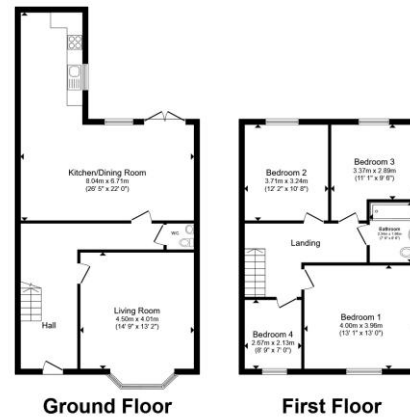


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## Haddon Road, Rock Ferry, Birkenhead

- Four Bedroom Semi Detached House
- Lounge
- Kitchen / Diner
- Downstairs W.C
- Bathroom

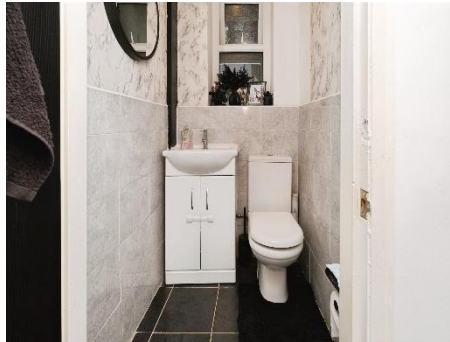
Tenure: Freehold EPC Rating: D  
Council Tax Band: A



Total floor area 138.2 m<sup>2</sup> (1,488 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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£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN116134 - 0004

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