



Lees Avenue, Rock Ferry, Birkenhead, CH42 2BJ

welcome to

Lees Avenue, Rock Ferry, Birkenhead

Beautifully presented three-bedroom end-terraced home offering a spacious lounge, modern kitchen/diner, two double bedrooms, a single bedroom, and a contemporary family bathroom. An ideal first-time buyers' home, ready to move straight into.



Property Description

Welcome to Lees Avenue — a beautifully presented three-bedroom end-terraced house perfect for first-time buyers seeking a stylish and move-in-ready home. Situated in a popular residential area, the property offers well-proportioned rooms, modern décor throughout, and a practical layout ideal for day-to-day living. The accommodation features a generous front lounge filled with natural light, leading through to a spacious kitchen/diner offering plenty of workspace and room for a dining table — the perfect space for cooking, entertaining, or family meals.

Upstairs, there are two good-sized double bedrooms plus a single bedroom ideal for a child, home office, or dressing room. A contemporary family bathroom completes the first floor.

With its welcoming atmosphere, modern presentation, and convenient location, this property is the perfect opportunity for buyers looking to step onto the property ladder with a home they can enjoy from day one.

Entrance Hall

Double-glazed composite door to the front, double-glazed window to the side and radiator.

Lounge

10' 5" x 18' 1" (3.17m x 5.51m)

Two double-glazed windows to the front, radiator and gas fire.

Kitchen

11' 6" x 15' 9" (3.51m x 4.80m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. electric oven and gas hob, washing machine plumbing and the central heating boiler. Radiator, double-glazed windows to the side and rear and double-glazed door giving access to the rear.

First Floor Landing

Bedroom One

10' 5" x 13' 4" (3.17m x 4.06m)

Double-glazed window to the rear, radiator and fitted storage/wardrobes.

Bedroom Two

8' x 15' 1" (2.44m x 4.60m)

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

Bedroom Three

8' 5" x 10' 1" (2.57m x 3.07m)

Double-glazed window to the front and radiator.

Bathroom

Partially tiled bathroom with three-piece set comprising bath with mixer taps and shower over, vanity wash hand basin and WC. Double-glazed window to the rear.

Outside

To The Rear

With rear yard.



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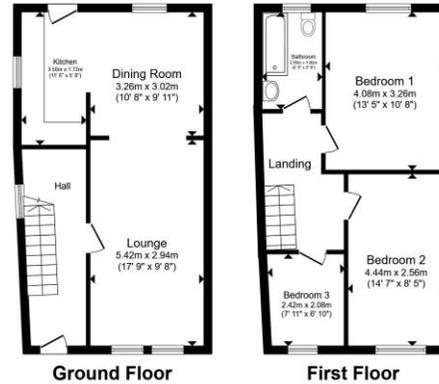
Lees Avenue, Rock Ferry Birkenhead

- Beautifully presented throughout
- Spacious lounge
- Modern kitchen/diner
- Two generous double bedrooms
- Contemporary family bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£110,000



Total floor area 83.7 m² (901 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.properfloor.co

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Property Ref:
PTN116558 - 0002

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