

FOR SALE

£290,000

Rocklands Avenue, Bebington, Wirral. CH63 7LJ



Simply a one off! This is an incredibly rare opportunity to purchase this extended four bedroom semi-detached family residence on the quiet Rocklands Avenue in Bebington. Sitting on an unprecedentedly large plot, the property is extended to the side and rear offering ample living space for a growing family and is within close proximity to The Oval, St John Pleasington Catholic College, St Johns Infant School, both Grammar Schools and Bebington Train Station.

Ground Floor

Entrance Hallway

Lounge

13' 4" x 14' 7" (4.06m x 4.45m)

Second Reception Room

13' 5" x 12' 2" (4.09m x 3.71m)

Dining Room

11' 1" x 9' 1" (3.38m x 2.77m)

Kitchen

8' 6" x 11' 3" (2.59m x 3.43m)

Utility Area

Garage

9' 2" x 13' 0" (2.79m x 3.96m)

First Floor

Bedroom

13' 4" x 16' 1" (4.06m x 4.90m)

Bedroom

13' 4" x 10' 8" (4.06m x 3.25m)

Bedroom

9' 1" x 12' 6" (2.77m x 3.81m)

Bedroom

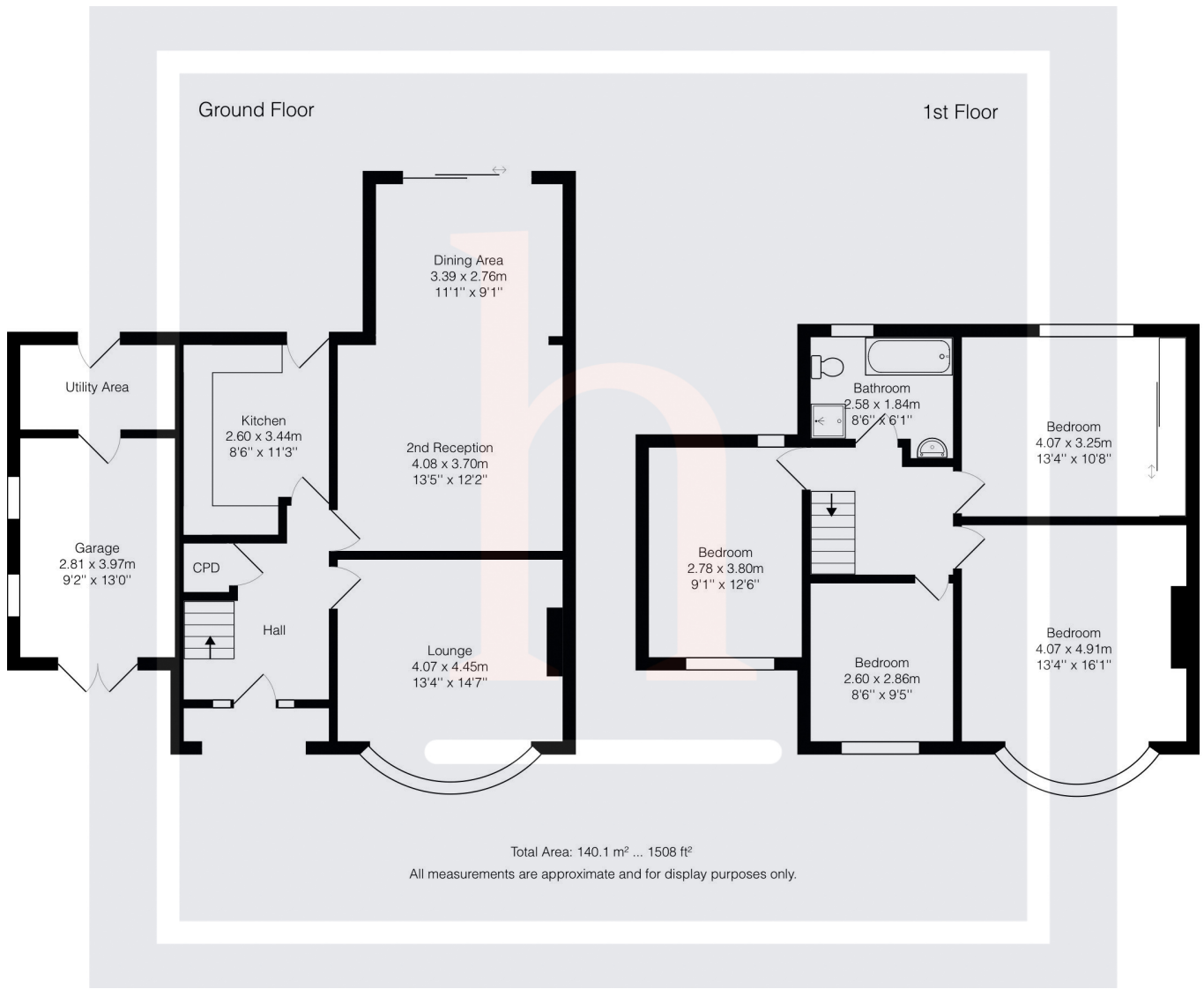
8' 6" x 9' 6" (2.59m x 2.90m)

Bathroom

8' 6" x 6' 1" (2.59m x 1.85m)







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	