



8 Cumberland Road
New Brighton, Wirral, CH45 1HY

£335,000

Property Features

- Five Bedroom Semi Detached Home
- Three Reception Rooms and Two Bathrooms
- Council Tax Band B
- EPC Rating D

Full Description



A beautiful and commanding family home with accommodation set over three floors. This spacious, well presented and much loved five bedroom double fronted semi detached home offers a lovely sunny rear garden, long driveway and views from the top windows over to Liverpool across the River Mersey. Situated just a short walk down to the promenade, therefore being in a convenient location close to the services and amenities in New Brighton and nearby Liscard. Good base for commuting as near to public transport links and a short drive to the M53 motorway and Liverpool tunnel approach. Interior: hallway, sitting room, living room, dining room and kitchen to the ground floor. On the first floor are three bedrooms, wet room and bathroom. A staircase to the upper floor where there are two further bedrooms. Complete with uPVC double glazing and gas central heating system. Exterior: driveway to the front and rear garden. Be quick in organising a viewing; contact our office today!

ENTRANCE & HALLWAY

A lovely approach with gated entrance onto the long side driveway with outside water tap and external power sockets, and front garden area. A side uPVC part glazed entrance door sits below an oven canopy with surrounding glazing bringing natural light into the spacious and inviting hallway. Central heating radiator, dado rail and good sized understairs storage cupboard. Oak flooring and doors into:



FURTHER VIEW



SITTING ROOM

12' 9" x 12' 0" (3.9m x 3.66m) uPVC double glazed bay window to the front aspect with fitted blinds, gas fire set within a timber surround with tiled hearth and back. Central heating radiator, wall lights and dado rail. Complete with oak flooring.



LIVING ROOM

15' 8" x 12' 7" (4.78m x 3.84m) Cosy up in front of the log burner over those winter months. uPVC double glazed window to the front aspect with fitted blinds. Coved ceiling, picture rail, central heating radiator and oak flooring. Doors into:



REAR HALLWAY

Two steps down from the hallway is the rear hallway with Karndean flooring and inset ceiling spotlights. Doors into the dining room, kitchen and rear garden.



DINING ROOM

13' 5" x 12' 2" (4.11m x 3.73m) Great for mealtimes together as a family with uPVC double doors opening into the rear garden with fitted blinds, central heating radiator and Karndean floor. Fitted storage in the alcove housing the Valliant combi boiler.



KITCHEN

Well planned and tastefully chosen kitchen with a matching range of base and wall units with contrasting work surfaces and tiled splash backs. One and a half bowl sink and drainer with mixer tap sits below a uPVC double glazed window with lovely views of the rear garden, and a further uPVC double glazed window to the side aspect. Space for a range cooker within a chimney with extractor above. Space for washing machine and dishwasher. Inset ceiling spotlights and Karndean flooring.



FURTHER VIEW



LANDING

A carpeted staircase flows upwards to the first floor with doors into:



BEDROOM ONE

12' 11" x 12' 8" (3.94m x 3.88m) uPVC double glazed window to front elevation with fitted blinds. Central heating radiator and laminate flooring.



BEDROOM TWO

13' 0" x 12' 4" (3.98m x 3.78m) uPVC double glazed window to rear elevation with fitted blinds. Central heating radiator and laminate flooring.



BEDROOM THREE

12' 11" x 12' 0" (3.95m x 3.66m) uPVC double glazed window to front elevation with fitted blinds. Cast iron fireplace, central heating radiator and fitted storage shelving in alcove. Laminate flooring.



WET ROOM

Fully tiled with a non slip floor, having a shower area with electric Mira shower, wash basin and extractor fan. uPVC double glazed frosted window to the side aspect.



BATHROOM

Large family bathroom with uPVC double glazed frosted windows to rear and side elevations. Suite comprising elevated deep fill bath with Heritage style taps and shower rinse attachment, low level WC and pedestal wash basin. Central heating radiator, inset ceiling spotlights and Kamdean floor.



FURTHER VIEW



LANDING

From the main landing a carpeted staircase flows upwards to the second floor with sky light and dado rail. Doors into:



BEDROOM FOUR

12' 11" x 12' 5" (3.94m x 3.8m) Velux window to the rear aspect with views across the river Mersey towards Liverpool skyline. Central heating radiator, cast iron fireplace and laminate flooring.



FURTHER VIEW



BEDROOM FIVE

13' 7" x 12' 6" (4.16m x 3.83m) uPVC double glazed window to the side aspect with fitted blinds, central heating radiator and storage cupboard in the eaves. Laminate flooring.

REAR EXTERIOR

A fantastic rear garden with a south easterly aspect meaning it enjoys the sun throughout the day. A great place to be for sure! Starting with a large decked patio area ideal for seating sets and sun loungers so you can relax in the sun and a lawn having well stocked borders. Also having a raised artificial lawn area that enjoys the evening sun. Timber shed with power and lighting perfect for keeping your gardening equipment. Good sized further log store area with felt roof, external power sockets and side access gate onto the driveway.



FURTHER VIEW



FURTHER VIEW



LOCATION

Cumberland Road can be found off Seabank Road, approx. 1.1 miles driving distance from our Liscard office.

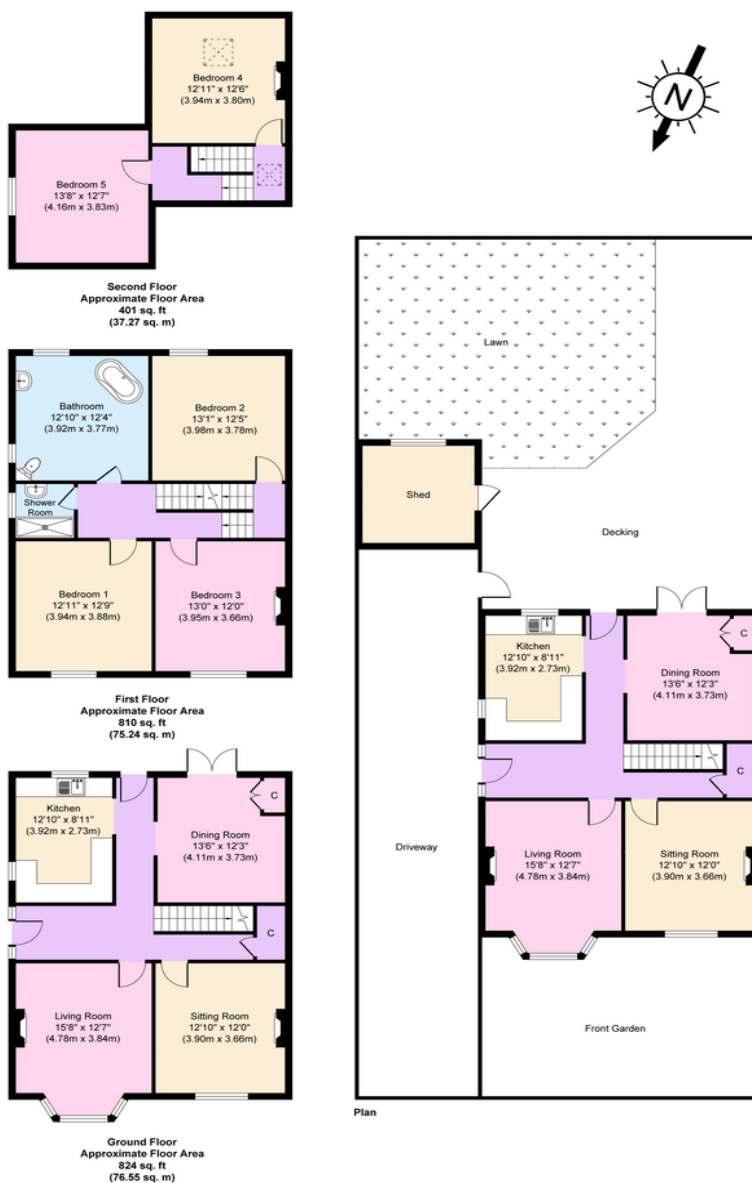
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The chosen photographs only illustrate perspectives of the properties interior and exterior as they appeared at the time they were taken.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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