

## St. James Road, New Brighton

£315,000 Council Tax Band B EPC Rating E

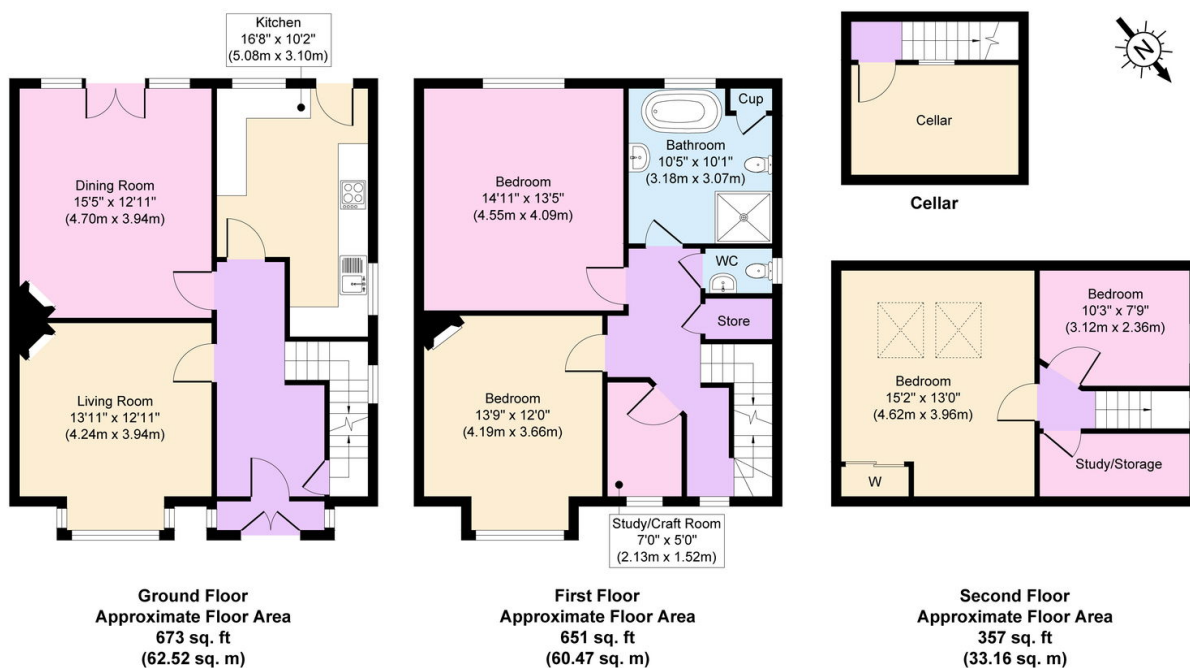
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What a fantastic four bed family home this is and one that simply shouldn't be missed! Set over three levels with the addition of a cellar, having been beautifully upgraded by its current owners with a real warming feel throughout, boasting a tasteful mix of traditional & modern touches. Sitting proud in a considerably favoured location right in the heart of New Brighton; near to a great range of amenities & services including cinema, promenade and Morrison's supermarket. Interior: porch, hallway, dining room, living room & a beautifully designed breakfast kitchen. Off the first floor landing there are two bedrooms, cot room, a stunning family bathroom & an additional separate WC. On the second floor are the two further bedrooms & study. Exterior: private rear courtyard garden, inviting front garden & driveway. Viewing is an absolute must!

## Key Features

- Four Bed Semi Detached Family Home
- Council Tax Band B
- EPC Rating E
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- Stunning Modern Bathroom
- Courtyard Garden and Driveway
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