

New Ferry Road, Wirral, CH62 1DX



welcome to

New Ferry Road, Wirral

Beautifully presented and deceptively spacious throughout is this three bedroom terraced property, located very close to New Ferry front with fantastic views overlooking Liverpool waterfront. A closer internal inspection is highly recommended to fully appreciate this fantastic home.













Property Description

Beautifully presented and deceptively spacious throughout is this three bedroom terraced property, located very close to New Ferry front with fantastic views overlooking Liverpool waterfront. Internally the property comprises hallway leading to a through lounge/living room and large kitchen with dining area. Upstairs is a split level landing leading to three double bedrooms and a family bathroom. The property has recently been refurbished throughout so is ready for someone to move straight in and has the added extra of being sold with no onward chain. An early viewing must be arranged to fully appreciate the opportunity presenting itself. Book yours today!

Living Room

11' 3" plus bay window x 11' (3.43m plus bay window x 3.35m)

Double glazed Window to front aspect, central heating radiator and laminate flooring

Dining Room

9' 8" max into recess x 12' 5" (2.95m max into recess x 3.78m)

Double glazed window to rear aspect, radiator and laminate flooring.

Kitchen

17' 4" x 9' 7" max into recess (5.28m x 2.92m max into recess)

Two double glazed windows to rear and side, fully fitted kitchen with wall and base units, work surfaces, sink/drianer, integrated dishwasher, electric oven and hob, plumbing for washing machine, ch boiler and tiled flooring.

Landing

Carpeted flooring

Bedroom 1

15' 2" max into bay x 11' 2" (4.62m max into bay x 3.40m) Double glazeed bay window, central heating radiator and carpeted flooring.

Bedroom 2

12' 5" x 11' 2" max into recess (3.78m x 3.40m max into recess) Double Glazed window to rear aspect, radiator and laminate flooring.

Bedroom 3

12' 4" x 10' max into recess (3.76m x 3.05m max into recess) Double glazed window to rear aspect, radiator and carpeted flooring.

Bathroom

Double glazed window to side aspect, wash hand basin, bath with mixer taps, shower wc, fully tiled walls and flooring.

Rear Yard

Paved yard, fencing and brick walls surrounding and gate out to ally.





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New Ferry Road, Wirral

- No Chain.
- Great First Time Buy.
- Beautifully Presented. .
- Deceptively Spacious Three Bedroom House.
- Central Heated and Double Glazed Throughout.

Tenure: Freehold EPC Rating: D

offers over

£160,000

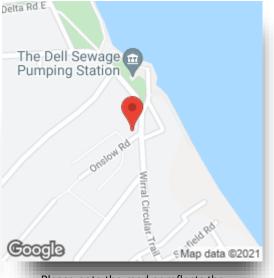


his floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.









Please note the marker reflects the postcode not the actual property

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Property Ref: BEB109093 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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