



Pool Bank Road, New Ferry

£120,000



LESLEY HOOKS
ESTATE AGENTS





This immaculately presented terraced house is ready for you to move into and start enjoying life. Situated within walking distance of local shops, rail, and bus routes, this charming property combines convenience with modern comforts, making it an ideal choice for anyone seeking a comfortable and stylish living space. From the moment you arrive, you'll be impressed by the well-maintained exterior and the inviting entrance. Step inside through the welcoming vestibule, which leads into a hallway. The layout of this home is thoughtfully designed to maximise both space and functionality. The lounge area flows seamlessly into the dining room, creating an open-plan living space that's perfect for entertaining friends or spending quality time with family. Natural light pours into the room, enhancing the warm and welcoming atmosphere. The fitted kitchen is a true delight, featuring modern appliances and plenty of storage space, making meal preparation a breeze. Adjacent to the kitchen is a handy utility room, complete with a downstairs WC for added convenience. This practical addition is perfect for busy households, providing extra storage and space for laundry tasks. Upstairs, you'll find two generously sized double bedrooms, each offering a tranquil retreat at the end of the day. The main bedroom is particularly impressive, boasting an excellent range of built-in slide robes that offer ample storage solutions, allowing you to keep your living space organised and clutter-free. The shower room is nothing short of stunning, with a spacious layout and modern fixtures that provide a luxurious and relaxing experience. To the rear of the property, you'll discover a charming small courtyard that enjoys a lovely southerly aspect. This outdoor space is perfect for enjoying your morning coffee or unwinding in the evenings. A generous storage shed adds practicality, offering space for garden tools, bicycles, or seasonal items. The location of this property is simply unbeatable. Situated just across the road from the historic Port Sunlight Village, you'll have easy access to a wealth of attractions and cultural experiences. Whether you're exploring the picturesque village or enjoying the nearby amenities, this home provides the perfect base for a vibrant and fulfilling lifestyle. Don't miss the opportunity to make this house your new home. Schedule a viewing today and see for yourself all the wonderful features that await you. Council tax band A. Freehold. Ultrafast broadband.



Hallway

15'4" (4.67m) x 2'10" (0.86m)

Lounge

12'1" (3.68m) x 10'8" (3.25m)

Dining Room

11'4" (3.45m) x 11'6" (3.51m)

Kitchen

9'5" (2.87m) x 8'3" (2.51m)

Utility Room

5'5" (1.65m) x 7'0" (2.13m)

Downstairs WC

5'3" (1.6m) x 2'5" (0.74m)

Bedroom One

12'2" (3.71m) x 14'4" (4.37m) Into Wardrobe Recess

Bedroom Two

11'3" (3.43m) x 8'7" (2.62m)

Bathroom

9'8" (2.95m) x 8'4" (2.54m)







Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.