

# 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)



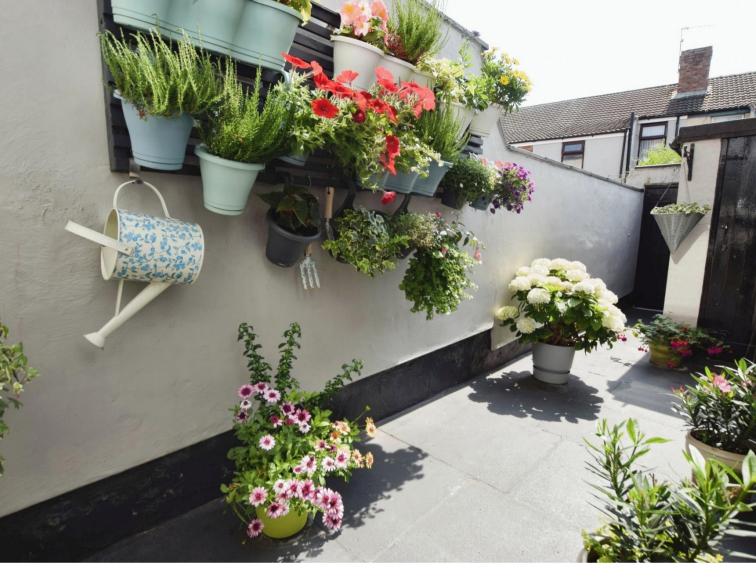
















## **Contact Us:**

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