



Boulton Avenue, New Ferry

£250,000

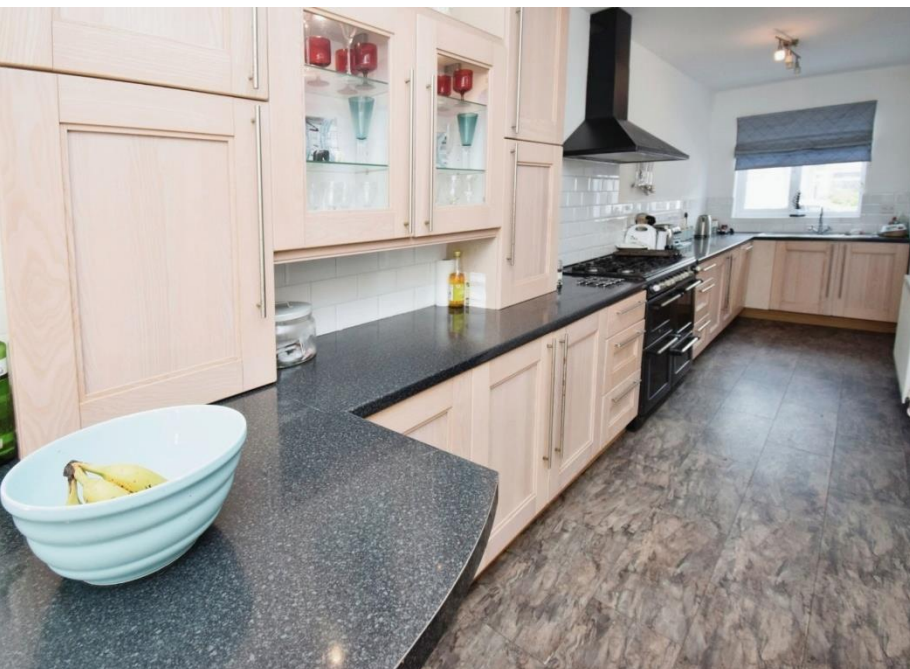


LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming semi-detached home, perfectly designed for a growing family. Boasting light and airy spaces, this extended property offers generous accommodation and modern comforts, including uPVC double glazing and combi fired gas central heating. As you step inside, you are greeted by a welcoming hallway that leads into a spacious lounge featuring a lovely bay window and a cosy feature fireplace. The lounge flows seamlessly into the dining room, which has sliding patio doors that open into the bright conservatory, creating a perfect space for entertaining and family gatherings. The heart of the home is the open plan kitchen family room, which is ideal for both cooking and socialising. Double doors provide easy access to the rear garden, making indoor-outdoor living a breeze. Upstairs, you will find four generously sized bedrooms. The master bedroom includes a large en-suite shower room, offering a private retreat. The family bathroom is well-appointed with a three-piece suite, complete with a shower and screen over the bath. Outside, the property features a driveway with off-road parking at the front. The rear garden is a great size, perfect for children to play or for hosting summer barbecues on the timber deck. Located just a few minutes' walk from the shore, this home offers fantastic, unrestricted views over the Liverpool skyline, making it a truly unique find. Don't miss the opportunity to make this wonderful house your family's next home! Council tax band B. Freehold. Ultrafast broadband.



Hallway

12'10" (3.91m) x 6'6" (1.98m)

Lounge

13'6" (4.11m) Into Bay x 11'9" (3.58m)

Dining Room

12'4" (3.76m) x 11'0" (3.35m)

Conservatory

12'11" (3.94m) x 8'3" (2.51m)

Open Plan Kitchen Family Room

34'11" (10.64m) Max x 14'2" (4.32m) Max



Master Bedroom

14'1" (4.29m) Into Bay x 10'2" (3.1m) Into Wardrobe Recess

En-Suite

8'10" (2.69m) x 7'1" (2.16m)

Bedroom Two

11'7" (3.53m) x 12'0" (3.66m) Into Wardrobe Recess

Bedroom Three

16'1" (4.9m) x 6'0" (1.83m)

Bedroom Four

9'9" (2.97m) x 6'0" (1.83m)

Bathroom

5'11" (1.8m) x 6'4" (1.93m)





GROUND FLOOR
763 sq. ft. (70.9 sq. m.) approx.

1ST FLOOR
653 sq. ft. (60.7 sq. m.) approx.



TOTAL FLOOR AREA: 1417 sq. ft. (131.6 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, stairs and any other items are approximate and by no means intended to reflect the exact details of the property. The floor plan is for illustrative purposes only and should not be used as a guide for prospective purchasers. The services, systems and appliances shown have not been tested and are not guaranteed to be in their original condition or working order. Please refer to the floor plan for further details.

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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.