



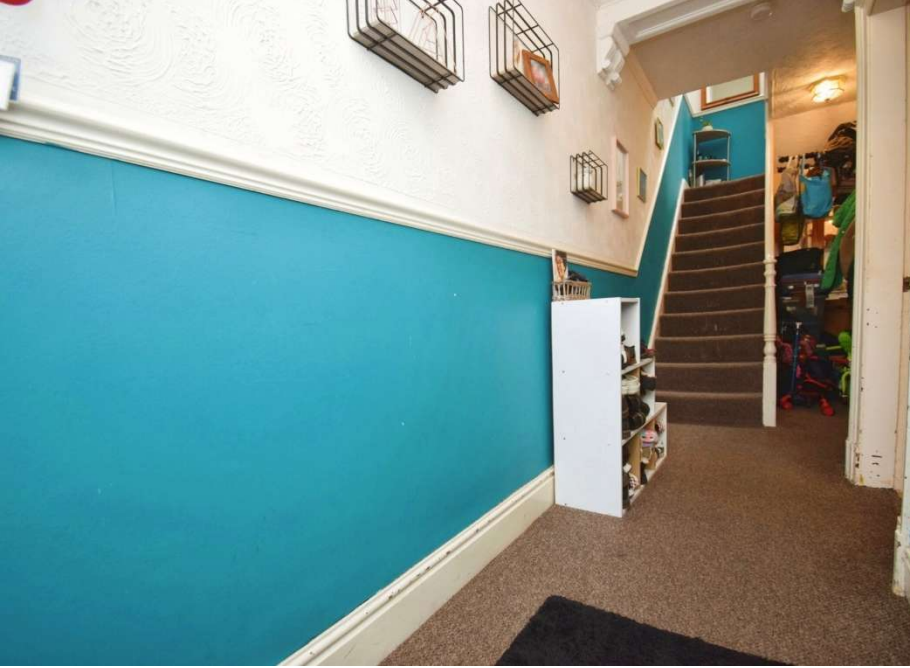
Hope Street, New Brighton

£175,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming and deceptively spacious cottage, nestled just a hop, skip, and jump from New Brighton's bustling seafront, offering a fantastic social scene with several bars and restaurants and picturesque views across the water to Liverpool. Bursting with potential, this inviting property would benefit from redecoration and is ideal for those looking to put their own stamp on a home. As you step inside, you're greeted by a welcoming hallway leading to a cosy lounge and an additional sitting room, ideal for relaxation or entertaining. The fitted kitchen is functional and provides convenient access to the cellars for extra storage.



To the first floor you will find three generously sized bedrooms, each with its own unique charm. The bathroom stands out with a four-piece suite, including a characterful Victorian style roll-top bath on claw feet, a lovely feature to preserve or enhance. Outside, the rear garden is a delightful oasis, with an artificial lawn for easy maintenance, creating a lovely space for enjoying the fresh sea air. This enchanting cottage is ready to offer a warm welcome to its next owners! No onward chain. Council tax band A. Freehold.

Hallway

24'0" (7.32m) x 3'10" (1.17m)

Lounge

16'1" (4.9m) x 10'9" (3.28m)

Sitting Room

13'9" (4.19m) x 11'11" (3.63m)

Kitchen

12'5" (3.78m) x 9'2" (2.79m)

Bedroom One

14'0" (4.27m) x 12'0" (3.66m) Into Recess

Bedroom Two

10'10" (3.3m) x 10'10" (3.3m)

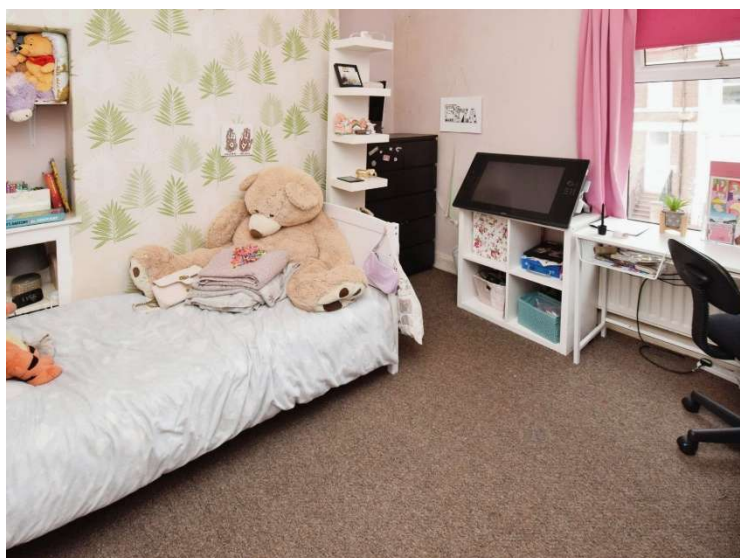
Bedroom Three

11'0" (3.35m) x 8'11" (2.72m)

Bathroom

9'5" (2.87m) x 8'11" (2.72m)







| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-Plus) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | 69 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, entrances, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given.
House with Mortgage 10004

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