



Elmbank Road, New Ferry

£140,000



LESLEY HOOKS
ESTATE AGENTS





This charming terrace home offers a well proportioned and inviting layout, ideal for modern day living. Step inside through the vestibule into a central hallway that leads you through the heart of the home. The bright lounge provides a cosy space to relax, while the adjoining dining room is ideal for family meals or entertaining guests. The kitchen is well laid out and practical for daily use.

To the first floor you will find two well proportioned bedroom and a four piece family bathroom. To the rear, the home benefits from a private yard, perfect for enjoying some fresh air, outdoor seating, or low maintenance outdoor living. Situated in a popular residential area, this property is just a short walk from the shops and amenities of New Ferry town centre. Bebington and Port Sunlight train stations are around a ten-minute walk, with numerous bus routes also nearby. For convenient access to Liverpool city centre, the Birkenhead Tunnel is just a ten-minute drive away. Freehold. Council tax band A.



Vestibule

3'10" (1.17m) x 3'0" (0.91m)

Hallway

10'8" (3.25m) x 3'0" (0.91m)

Lounge

14'0" (4.27m) Into Bay x 9'11" (3.02m)

Dining Room

12'1" (3.68m) x 11'3" (3.43m)

Kitchen

9'3" (2.82m) x 7'6" (2.29m)

Landing

12'2" (3.71m) x 4'9" (1.45m)

Bedroom One

11'11" (3.63m) x 13'4" (4.06m)

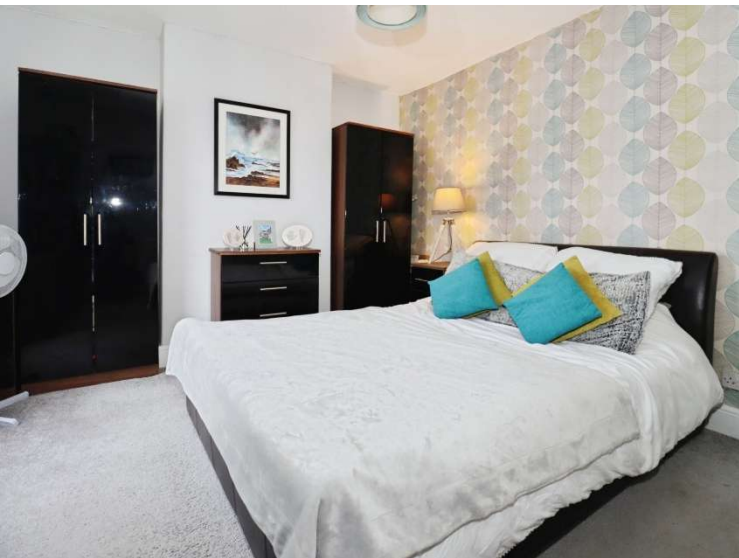
Bedroom Two

12'1" (3.68m) x 8'2" (2.49m)

Bathroom

9'3" (2.82m) x 7'7" (2.31m)







GROUND FLOOR
879 sq.ft. (81.2 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 1248 sq.ft. (115.2 sq.m.) approx.

These plans are intended to provide a general guide to the layout and dimensions of the property. They are not intended to be used as a basis for any legal proceedings. The plans are not to scale and are not intended to be used as a basis for any legal proceedings. The plans are not to scale and are not intended to be used as a basis for any legal proceedings.

Contact Us:

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