



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

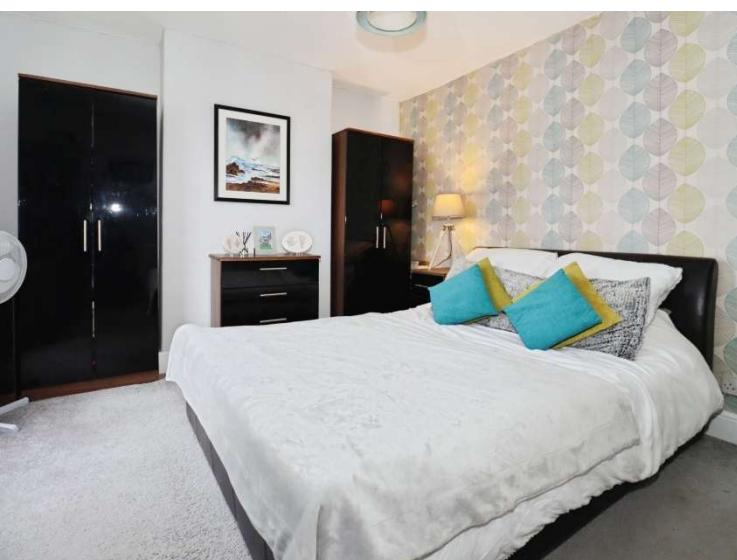
11'11" (3.63m) x 13'4" (4.06m)

Bedroom Two

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

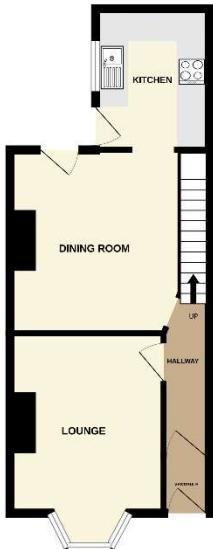
Bathroom

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





GROUND FLOOR
379 sq. ft (35.2 sq. m.) approx.



1ST FLOOR
369 sq. ft. (34.3 sq. m.) approx.



Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

TOTAL FLOOR AREA: 748 sq. ft. (69.5 sq.m.) APPROX.
While every care has been taken to ensure the accuracy of the floor plan and dimensions, measurements of doors, windows, recesses and any other items are approximate and should not be taken as final. A copy of the original floor plan is available on request and should be used as such by any prospective purchaser. The services stated in this plan have not been tested and no guarantee is given as to their operability or efficiency when put into use.

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 or 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.