



## Shorefields, New Ferry, Wirral CH62 1BS

- Bay Fronted Three Bedroom Semi Detached Property
- Well Appointed and Maintained Living Accommodation
- Two Double Bedrooms, Third Bedroom and Bathroom
- Generous Sized Enclosed Garden with Patio and Lawn
- Situated in the Popular Residential Area of New Ferry
- Hall, W.C, Lounge, Sitting/Dining Room, Kitchen and Utility
- Large Driveway, Double Glazing and Central Heating
- Situated Close to Local Amenities and Transport Links



£169,950



















## **Description**

Traditional bay fronted three bedroom semi detached family home situated in the sought after residential area of New Ferry. Well appointed and maintained this family living accommodation briefly comprises a hallway, W.C, front lounge, sitting/dining room, well fitted kitchen and a utility room. To the first floor you have two double bedrooms, third bedroom, family bathroom and good sized partially boarded loft space. Further benefiting from ample off road parking, double glazing and gas central heating. Completing this home perfectly is the generous sized enclosed rear garden with patio and lawned areas. Situated within easy reach of local amenities, transport links and excellent schools a closer inspection is strongly advised.

**Porch -**

**Hallway -**

**Lounge -** 12' 6" x 10' 10" (3.8m x 3.3m)

**Sitting/Dining Room -** 19' 0" x 10' 10" (5.8m x 3.3m)

**Kitchen -** 13' 5" x 7' 10" (4.1m x 2.4m)

**Utility Room -** 5' 7" x 7' 10" (1.7m x 2.4m)

**First Floor Landing -**

**Bedroom One -** 12' 10" x 8' 6" (3.9m x 2.6m)

**Bedroom Two -** 9' 6" x 10' 2" (2.9m x 3.1m)

**Bedroom Three -** 7' 10" x 7' 3" (2.4m x 2.2m)

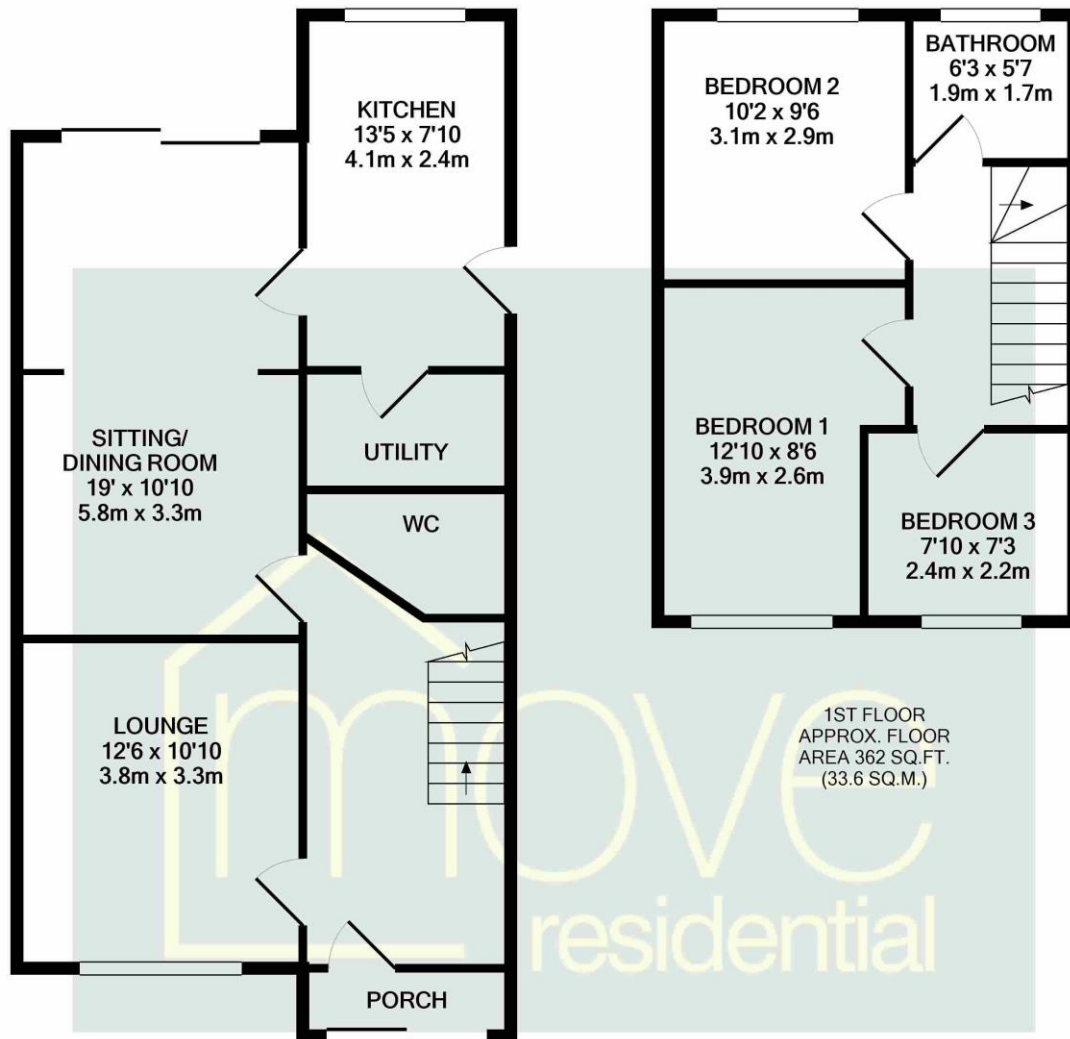
**Bathroom -** 6' 3" x 5' 7" (1.9m x 1.7m)

## **Additional Information**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.



## Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 645 SQ.FT.  
(59.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1006 SQ.FT. (93.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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