

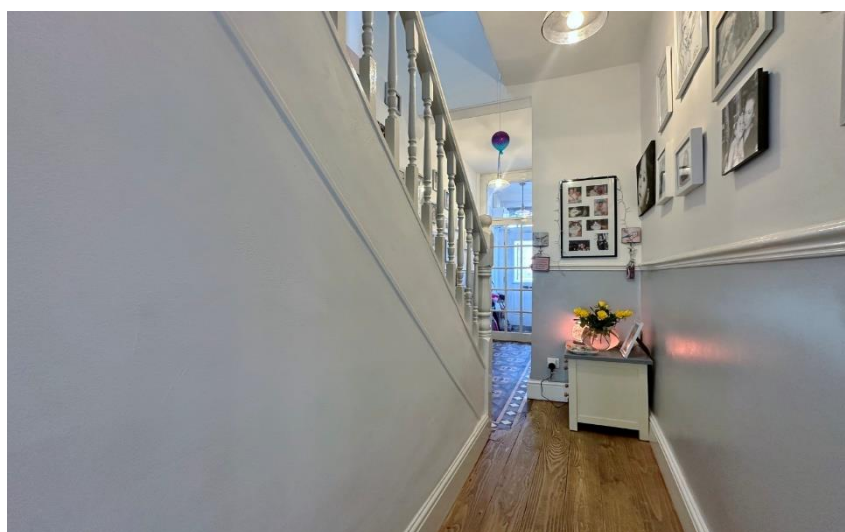
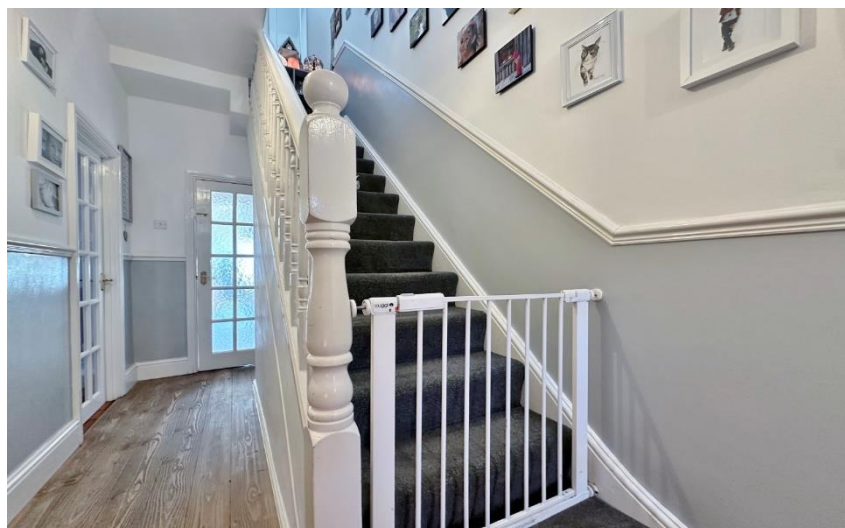


Ferndale Road, Hoylake, Wirral CH47 3AT

- Substantial Five Bedroom Traditional Mid Terraced Property
- Well Appointed and Presented Family Living Accommodation
- First Floor with Three Bedrooms and a Modern Bathroom Suite
- Lovely Front Garden and Private Enclosed Rear Courtyard Garden
- Spanning Over 1470 Square Foot Arranged Over Three Levels
- Hallway, Two Spacious Reception Rooms and a Well Fitted Kitchen
- Two Large Second Floor Bedrooms One with En Suite Facilities
- Prime Location of Hoylake Close to Amenities and Excellent Schools



£439,950



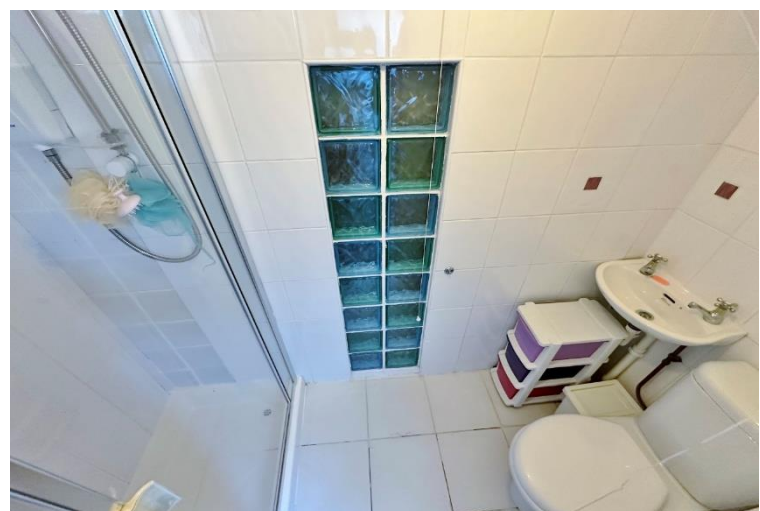




















Description

Substantial and well appointed, Move Residential are delighted to showcase this impressive five bedroom mid terraced property located in the highly sought after area of Hoylake. This superb home is arranged over three levels spanning over 1470 square foot of magnificent family living accommodation all appointed with a tasteful décor.

In brief you have a vestibule, welcoming hallway, large bay fronted lounge with feature fireplace and opening to a dining room with French doors leading to the delightful rear garden. Completing the ground floor you have a well fitted kitchen with further doors to the garden. To the first floor you have two large double bedrooms, third bedroom and a modern bathroom. The second floor boasts two further double bedrooms one with an ensuite shower room. Externally the property has a lovely front garden and to the rear a good sized private enclosed garden with patio and decked areas.

There are numerous restaurants, wine bars and designer cafes in the area along with sporting facilities including an indoor swimming pool, squash courts and sports hall in the Concourse, three golf courses and a nearby tennis club. There are sailing facilities on the marine lake and a yacht anchorage on the Dee. Additionally benefiting from falling into the catchment area of an outstanding Primary School St Bridget's and highly regarded local Grammar Schools Calday Grange Grammar for Boys and West Kirby Grammar for Girls. Situated a short distance from the promenade and the Wirral Way this property is also conveniently located for all local transport links including bus routes and the train station for commuting throughout the Wirral or to Liverpool and Chester.

Floor Plan

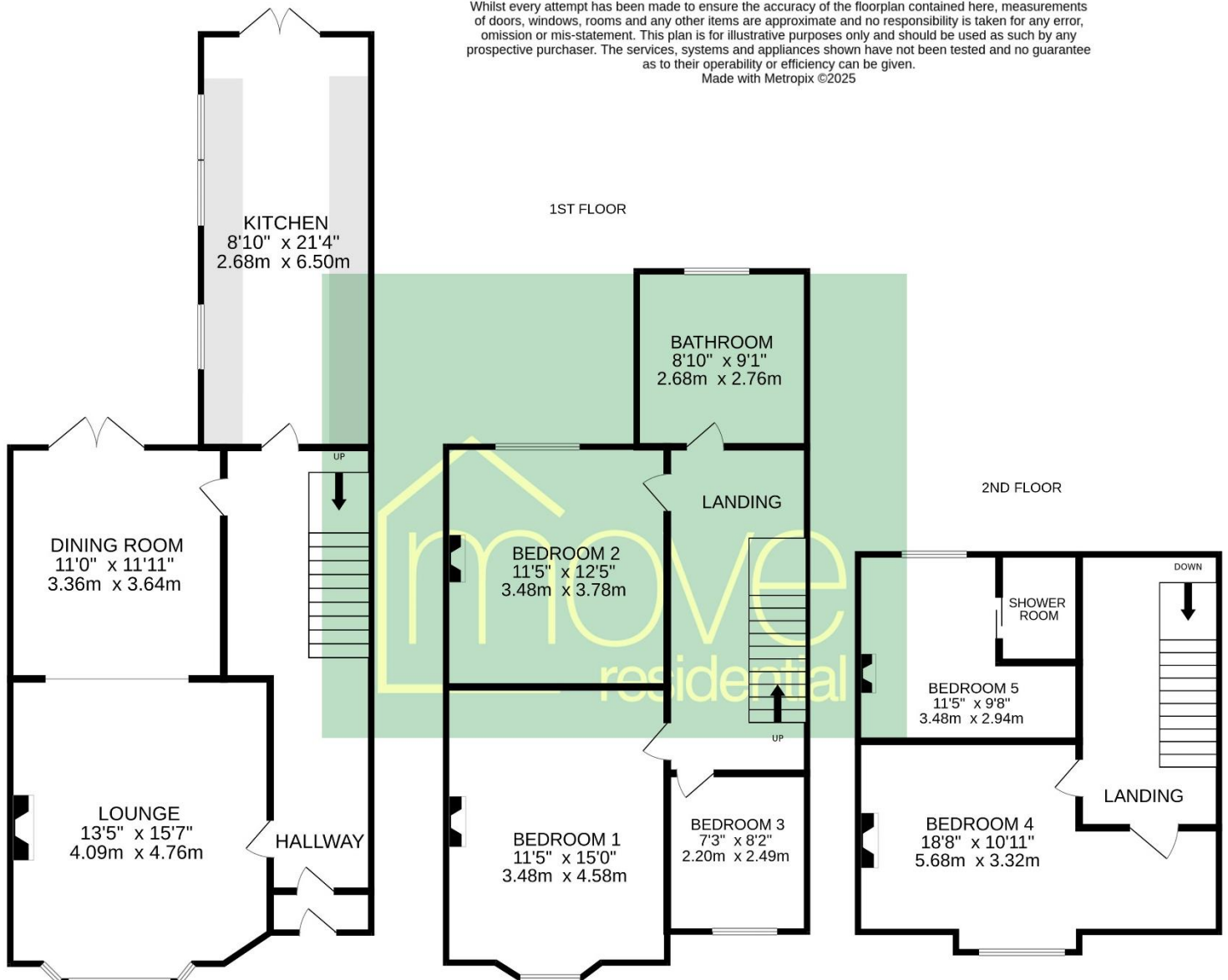
GROUND FLOOR

TOTAL FLOOR AREA : 1475sq.ft. (137.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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1ST FLOOR

2ND FLOOR



EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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.