



## Easton Road, New Ferry , Wirral CH62 1DP

- Renovated Four Bedroom Semi Detached House
- Hallway, Lounge Diner, Kitchen and Utility Room
- Ample Off Road Parking via Newly Laid Block Paved Drive
- Low Maintenance Rear Garden with Lawn and Patio Area
- Location in the Residential Area of New Ferry
- Three Double Bedrooms, Bedroom Four and Bathroom
- Benefitting a Recently Rendered Front and New Windows
- We Recommend an Early Viewing to Avoid Missing Out



£230,000























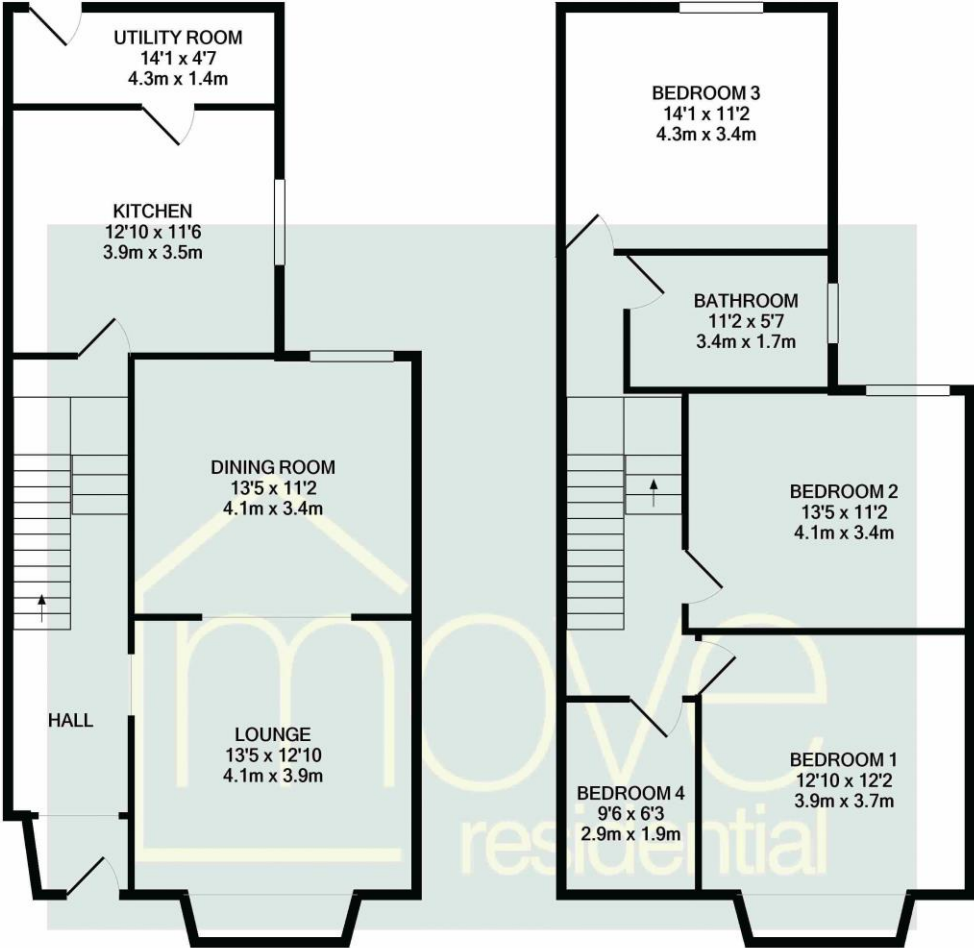




## Description

Move Residential are delighted to present this impressive and generously proportioned four bedroom bay fronted semi-detached home. Tastefully updated throughout, the property boasts fresh, modern décor. The current owners have enhanced the exterior with newly applied render and windows. The ground floor offers a welcoming entrance hallway, a bright bay fronted lounge open to the dining room, contemporary fitted kitchen and a convenient utility room. Upstairs, there are three spacious double bedrooms, a good sized single bedroom and a modern family bathroom. Additional features include off road parking via a block paved driveway and a well maintained enclosed rear garden with lawn and patio area. Ideally located close to a wide range of amenities, excellent transport links, and highly regarded schools catering to all age groups. Early viewing is highly recommended to fully appreciate the quality and space on offer

Floor Plan



TOTAL APPROX. FLOOR AREA 1392 SQ.FT. (129.3 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

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	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.