



Thorburn Road, New Ferry

£110,000



LESLEY HOOKS
ESTATE AGENTS

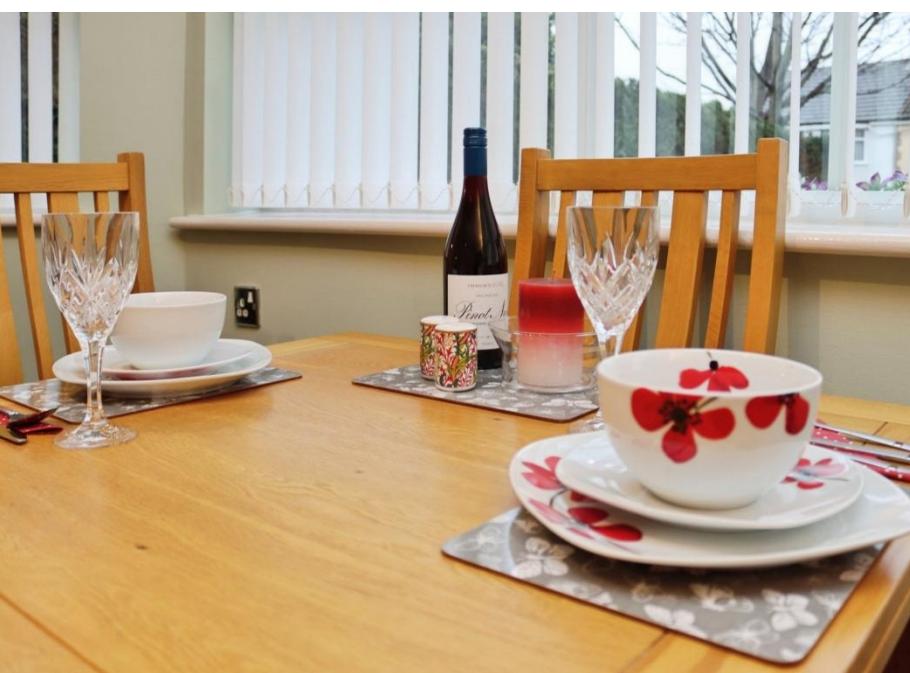




Step inside this spacious and stunning ground floor flat, beautifully presented and ready to move straight into. Warm and welcoming throughout, the property benefits from uPVC double glazing and combi-fired gas central heating, ensuring comfort all year round. The layout briefly comprises a hallway with stylish laminate flooring, leading into a bright and airy lounge/dining room. This inviting space also features laminate flooring, a charming bay window, and open access to the smart fitted kitchen. The kitchen is well equipped with an oven, four-ring electric hob, integrated fridge, and integrated freezer, making it both practical and sleek. There are two well-proportioned bedrooms, with the master bedroom enjoying the luxury of a fully tiled en-suite shower room. Completing the accommodation is a stylish three-piece family bathroom, finished to a high standard. Additional benefits include a deep private storage cupboard in the communal hall, ideal for bike storage, and an allocated parking bay is provided, ensuring that your vehicle is securely housed within the premises. Ideally situated, this fantastic flat is just a minute's walk from the shore, offering unrestricted and breathtaking views across the Liverpool skyline. With the added advantage of no onward chain, this is a superb opportunity not to be missed. Council tax band A. Leasehold subject to a monthly service charge of £153.00 and there are 974 years left on the lease.



Hallway
 20'1" (6.12m) Max x 6'9" (2.06m) Max
Lounge Dining Room
 16'1" (4.9m) x 15'1" (4.6m) Into Bay
Kitchen
 14'6" (4.42m) x 6'6" (1.98m)



Bedroom One
 13'2" (4.01m) x 11'1" (3.38m)
En-Suite Shower
 5'3" (1.6m) x 4'11" (1.5m)
Bedroom Two
 9'2" (2.79m) x 7'6" (2.29m)
Bathroom
 7'7" (2.31m) x 6'6" (1.98m)





GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx.
These plans are for information only. They do not constitute an offer of any property. The actual property may vary from the information shown. The information shown is for general information only and does not constitute an offer of any property. The actual property may vary from the information shown. The information shown is for general information only and does not constitute an offer of any property. The actual property may vary from the information shown.

Contact Us:
0151 644 6000
 lesley@lesleyhooks.co.uk
 6 Church Road, Bebington,
 Wirral, Merseyside, CH63 7PH

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