

Sefton Road, New Ferry

£170,000







LESLEY HOOKS
ESTATE AGENTS







If you`re looking for a home with space, light and plenty of potential, this deceptively spacious semi-detached property could be just the ticket. Perfect for first time buyers, growing families or buy to let investors, it`s a lovely blank canvas for anyone who`s happy to put their own stamp on a property. Step inside through the porch and into the hallway, where the wood block flooring sets the tone. The light and airy lounge is a real feature, with a bow bay window that floods the room with natural light, more of that lovely wood block flooring and a fireplace to create a cosy focal point. Next door, the dining room, with its wood flooring, is a great space for family meals and entertaining, the kitchen, is ready for you to design to your own taste. Upstairs, you`ll find three good size bedrooms, with the two main ones benefiting from fitted wardrobes, along with a three piece bathroom. Outside, the front of the property has a driveway providing off road parking, while to the rear there`s a paved garden that`s easy to maintain and ideal for a bit of outdoor seating. The home enjoys uPVC double glazing and combi fired gas central heating throughout. The location really is hard to beat. With an open aspect to the front, the property is within walking distance of local shops, schools and transport links, making day to day life that bit easier. Offered for sale with no onward chain, this one is sure to attract plenty of interest, so don`t delay. Council tax band B. Freehold.

Porch
2'11" (0.89m) x 6'10" (2.08m)
Hallway
13'0" (3.96m) x 6'10" (2.08m)
Lounge
15'0" (4.57m) Into Bay x 12'5" (3.78m)
Dining Room
12'11" (3.94m) x 11'5" (3.48m)
Kitchen
9'10" (3m) x 7'10" (2.39m)

Bedroom One
12'10" (3.91m) Into Wardrobe Recess x 12'5" (3.78m)
Bedroom Two
12'11" (3.94m) Into Wardrobe Recess x 11'5" (3.48m)
Bedroom Three
9'4" (2.84m) x 6'10" (2.08m)
Bathroom
7'10" (2.39m) x 5'9" (1.75m)







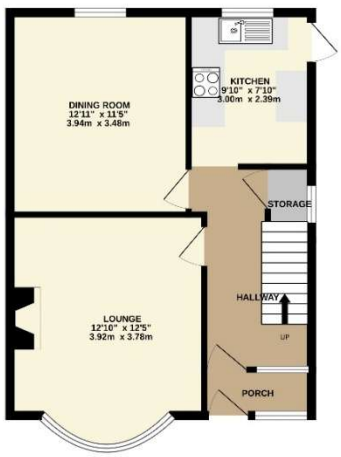




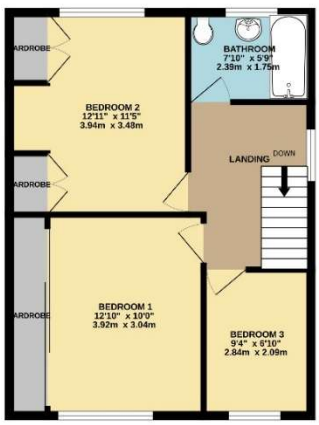




GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.6 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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