



Woodford Road, New Ferry

£150,000



LESLEY HOOKS
ESTATE AGENTS





An exceptional opportunity to acquire this immaculately presented three bedroom terraced home on Woodford Road, New Ferry. Having undergone a comprehensive renovation from top to bottom, this property offers modern living throughout with particular emphasis on contemporary open plan family space. The thoughtfully redesigned ground floor creates a wonderful sense of space, with the kitchen flowing seamlessly into the dining room - perfect for modern family life and entertaining. This open plan aspect forms the heart of the home, ideal for keeping an eye on the children while preparing meals or simply enjoying a more sociable living environment. Every aspect of this home has been carefully considered during its recent renovation. From the ground floor living spaces to the upper floor accommodation, no detail has been overlooked in creating a move in ready home that combines period charm with contemporary convenience. Upstairs, three well-proportioned bedrooms provide flexible accommodation for families, home workers, or those requiring guest space. The property is complemented by a luxurious four piece bathroom suite, adding a touch of comfort and practicality often sought but rarely found in properties of this type. Woodford Road enjoys a convenient New Ferry position, with local amenities, transport links, and schooling options all within easy reach, making this an ideal choice for those seeking a turnkey home in a well connected area. An internal inspection is essential to fully appreciate the quality of renovation and the superb living space this property provides. Council tax band A. Freehold.



Hallway

16'4" (4.98m) x 5'3" (1.6m)

Living Room

14'7" (4.45m) x 11'6" (3.51m)

Dining Room

12'6" (3.81m) x 10'4" (3.15m)

Kitchen

8'7" (2.62m) x 6'9" (2.06m)

Bedroom One

12'7" (3.84m) x 10'7" (3.23m)

Bedroom Two

12'5" (3.78m) x 10'0" (3.05m)

Bedroom Three

7'10" (2.39m) x 6'5" (1.96m)

Bathroom

8'4" (2.54m) x 6'9" (2.06m)

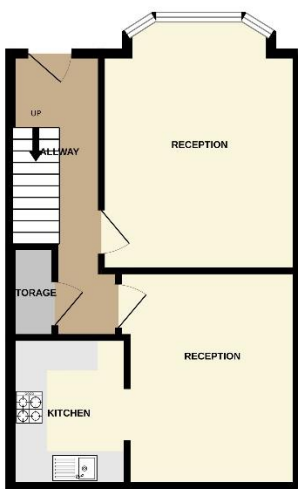






GROUND FLOOR

1ST FLOOR



Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of details, windows, doors 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 number, position and application of items have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 12/2020

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.