



# Beaconsfield Road, New Ferry

£850 PCM



**LESLEY HOOKS**  
ESTATE AGENTS





Don't be fooled by the frontage — step inside and you'll quickly discover just how much space this lovely semi has to offer. Ready to move straight into, it's the kind of home that ticks all the right boxes without the wait. The welcoming hallway sets the tone, leading you into a generous lounge where a beautiful feature fireplace immediately catches the eye — the perfect focal point for cosy evenings in. The lounge flows naturally into a separate dining area, giving you that lovely distinction between relaxing and entertaining. The fitted kitchen is well-appointed and practical, while the stylish three-piece bathroom completes the ground floor with a touch of polish. Head upstairs and you'll find three good-sized bedrooms — plenty of room for families, professionals, or anyone who simply appreciates a little extra space. To the front, rear and side, cute and manageable gardens offer a lovely outdoor retreat without demanding too much of your weekends. And the location? Hard to beat. New Ferry's shops and amenities are just a minute's walk away, and with numerous bus routes close by, getting around couldn't be easier. This one is ready and waiting — all it needs is you. Council Tax Band A. Energy rating D.



### **Lounge Dining Room**

11'1" (3.38m) x 22'6" (6.86m)

### **Kitchen**

4'11" (1.5m) x 15'11" (4.85m)

### **Bathroom**

5'9" (1.75m) x 5'6" (1.68m)

### **Bedroom One**

9'0" (2.74m) x 15'7" (4.75m)

### **Bedroom Two**

7'8" (2.34m) x 11'2" (3.4m)

### **Bedroom Three**

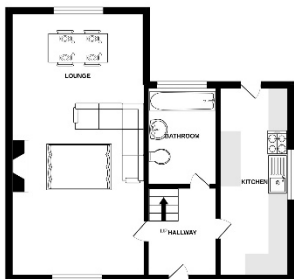
7'9" (2.36m) x 8'5" (2.57m)



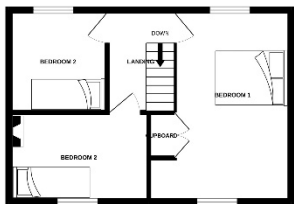




GROUND FLOOR



2ND FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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