



# Cecil Road, New Ferry

£110,000



**LESLEY HOOKS**  
ESTATE AGENTS





A three bedroom mid terrace on Cecil Road, ready to be updated and given a fresh new lease of life by its next family. Stepping inside, a welcoming hallway sets the tone and leads through to the lounge, a comfortable spot to relax and unwind, with plenty of potential to configure to your own taste. From here, the dining room continues the flow, opening into the kitchen. Together, these three spaces create a natural hub for family life, whether that is Sunday dinners, homework at the table, or simply having room to gather.

To the first floor, you will find three well-proportioned bedrooms, offering flexibility for a growing family, a home office, or guest space. There is also a shower room that has already been modernised, so that's one less job on the list when you move in. Outside, a yard provides outdoor space, along with an outhouse offering handy storage. The location is a real highlight. You're just a short stroll from the shore, where those wonderful Liverpool skyline views make for a brilliant spot to walk, unwind, or watch the world go by. New Ferry itself has a strong community feel, and with local shops, schools, and everyday amenities all close by, you'll have everything you need right on your doorstep. This is a home with a solid layout and plenty of scope to make it your own



**Hallway**

16'2" (4.93m) x 5'1" (1.55m)

**Lounge**

14'7" (4.45m) Into Bay x 13'3" (4.04m)

**Dining Room**

11'1" (3.38m) x 10'10" (3.3m)

**Kitchen**

7'8" (2.34m) x 7'6" (2.29m)



**Landing**

9'7" (2.92m) Max x 7'6" (2.29m) Max

**Bedroom One**

14'9" (4.5m) Into Bay x 10'3" (3.12m) To Wardrobe

**Bedroom Two**

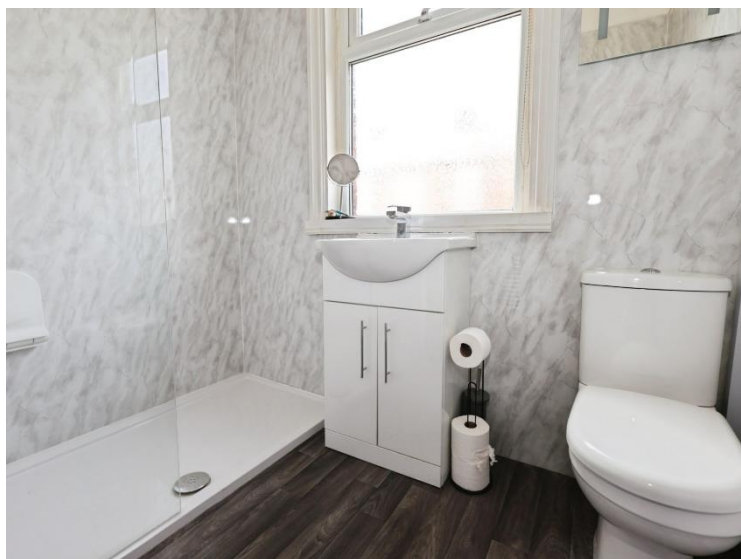
10'11" (3.33m) x 10'9" (3.28m) Max

**Bedroom Three**

7'3" (2.21m) x 6'10" (2.08m)

**Bathroom**

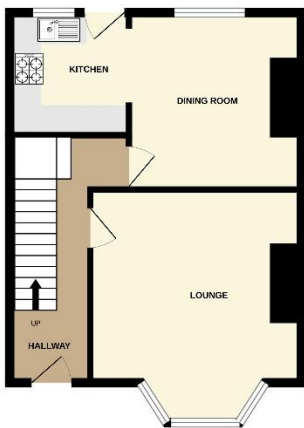
6'4" (1.93m) x 7'4" (2.24m)





GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.

1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 854 sq.ft. (79.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, supplies and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Model only. All rights reserved. ©2024

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