



New Ferry Road, New Ferry

£850 PCM



LESLEY HOOKS
ESTATE AGENTS





Some homes simply feel right the moment you step through the door — and this one is no exception. Available to let with immediate effect, this three-bedroom mid-terraced house offers a great opportunity to enjoy comfortable living in a convenient location. The welcoming hallway sets the tone for what's to come, leading through to a comfortable lounge — a space made for quiet evenings and easy living. Beyond, a separate dining room provides the perfect setting for family meals and get-togethers, while the fitted kitchen is both practical and ready to get straight to work in from day one. Upstairs, three well-proportioned bedrooms offer flexibility for families, couples, or those in need of a home office, with restful spaces to suit every stage of life. The three-piece bathroom is neatly finished with a shower and shower screen over the bath — everything you need, nothing you don't. Step outside and you'll find a courtyard to the rear — an ideal spot for a morning coffee or a potted garden. And then there's the location. Just a short stroll from the shore, with breathtaking views across the water to Liverpool, this is the kind of setting that never gets old. Local shops, well-regarded schools and excellent transport links are all within easy reach, making day-to-day life as effortless as the scenery is spectacular. This one won't be around for long. Book your viewing today and make it yours. EPC Rating C. Council Tax Band A.



Hallway

14'2" (4.32m) x 5'11" (1.8m)

Lounge

11'4" (3.45m) x 11'4" (3.45m)

Dining Room

12'3" (3.73m) x 10'6" (3.2m)

Kitchen

7'10" (2.39m) x 6'7" (2.01m)



Bedroom One

13'2" (4.01m) x 10'3" (3.12m)

Bedroom Two

10'5" (3.18m) x 11'5" (3.48m)

Bedroom Three

8'11" (2.72m) x 7'1" (2.16m)

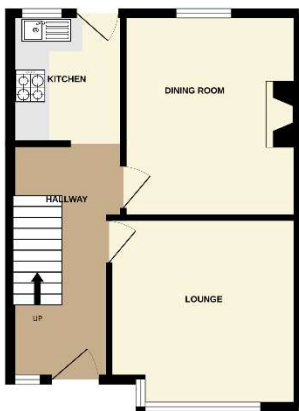
Bathroom

5'6" (1.68m) x 6'0" (1.83m)

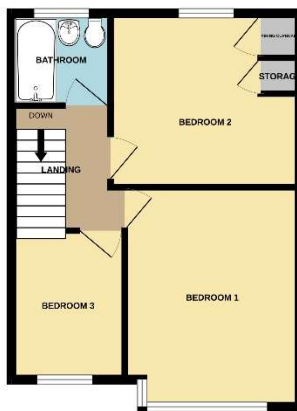




GROUND FLOOR
389 sq. ft. (36.1 sq.m.) approx.



1ST FLOOR
395 sq. ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA - 784 sq. ft. (72.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing information, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used in such a way as to be a guide only. The seller, vendor or developer does not warrant the accuracy of the information and no guarantee is made with respect to it.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			88
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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