



Cecil Road, New Ferry

£140,000



LESLEY HOOKS
ESTATE AGENTS





This end of terrace home is far larger than it first appears, and it has been kept in immaculate condition throughout. You can simply unpack and start enjoying it. Step inside and you'll find a welcoming hallway with a handy built-in storage cupboard, ideal for coats, shoes and everyday clutter. The lounge is a lovely bright room with a bay window flooding the space with natural light and a fireplace as the focal point. Sliding doors open into the dining room, so you can keep the two spaces separate or open them up together for entertaining. The dining room has double doors leading out to the rear garden and open access into the smart fitted kitchen, so the ground floor works well for family life and for hosting friends. Upstairs there are three good size bedrooms and a three piece bathroom, complete with a shower and shower screen over the bath. Outside, the rear of the property has a lovely courtyard with an artificial lawn. It's a low maintenance space to relax, and it's easy to keep looking good all year round. The home also benefits from uPVC double glazing and combi fired gas central heating. The location is ideal. Local shops, schools and transport links are all within walking distance, and New Ferry shore is just around the corner, where you can enjoy fantastic views across the River Mersey to Liverpool. Council tax band A. Freehold.



Hallway

16'4" (4.98m) x 5'1" (1.55m)

Lounge

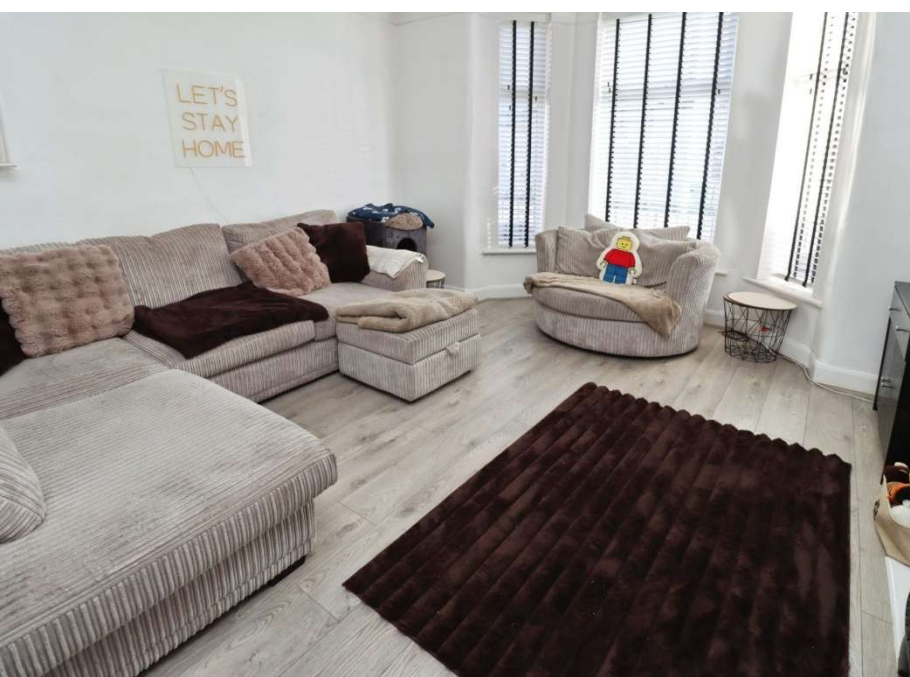
14'10" (4.52m) Into Bay x 13'3" (4.04m)

Dining Room

11'5" (3.48m) x 10'9" (3.28m)

Kitchen

7'9" (2.36m) x 7'7" (2.31m)



Bedroom One

15'1" (4.6m) Into Bay x 11'6" (3.51m)

Bedroom Two

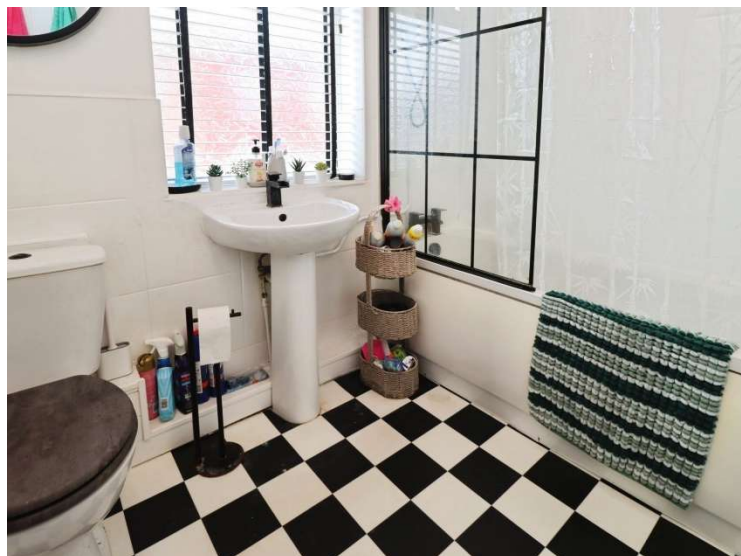
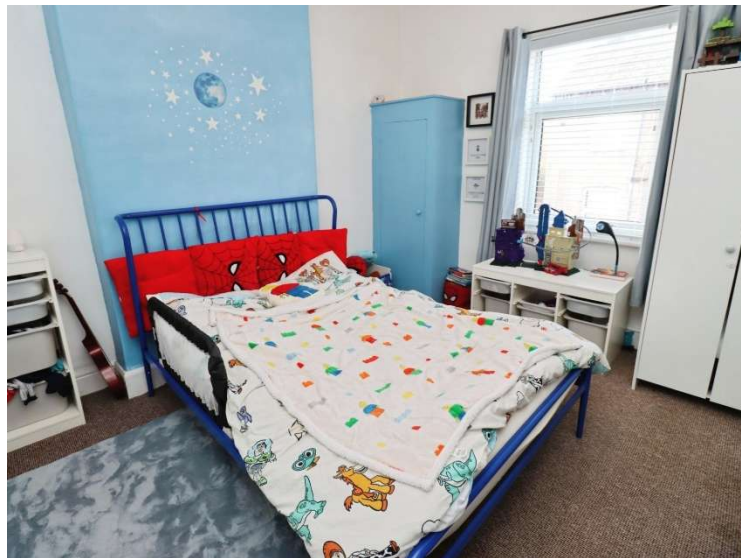
11'6" (3.51m) x 10'10" (3.3m)

Bedroom Three

7'11" (2.41m) x 6'10" (2.08m)

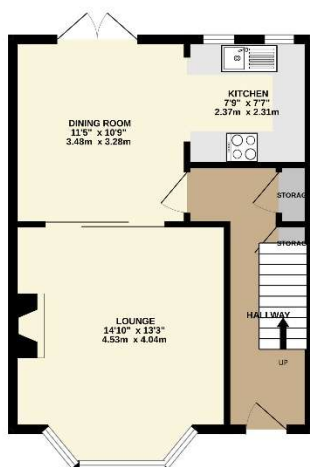
Bathroom

7'7" (2.31m) x 6'10" (2.08m)

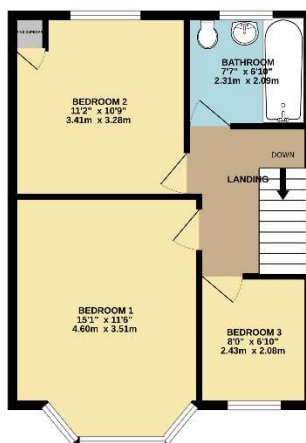




GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 908 sq.ft. (84.4 sq.m.) approx.

*Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other form 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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