



Cecil Road, New Ferry

£115,000



LESLEY HOOKS
ESTATE AGENTS





Tucked away at the end of a terrace, this deceptively spacious double fronted home offers a fantastic opportunity for anyone looking to settle in a well-connected location. With full uPVC double glazing and combi-fired gas central heating, the property is ready to move into and perfectly liveable as is, while also offering great potential for some light aesthetic upgrades to truly make it your own. Step inside through the porch into a welcoming hallway, where you'll find a generous lounge through dining room complete with a feature fireplace and double doors leading out to a private rear courtyard – perfect for relaxing or entertaining. There's also a separate sitting room for quieter moments, and a kitchen for day-to-day living. Upstairs, the home continues to impress with three comfortable double bedrooms and a three-piece bathroom with white suite, including a shower over the bath. Located within walking distance of local shops, amenities, and just moments from the shore, you'll enjoy stunning views across the Liverpool skyline – a truly unique and picturesque setting for your next home. Whether you're a first-time buyer, growing family, or looking for a place with room to personalise, this home offers the ideal blend of comfort, space, and potential. Council tax band A. Freehold.



Porch

6'1" (1.85m) x 2'7" (0.79m)

Hallway

12'11" (3.94m) x 2'10" (0.86m)

Lounge Through Dining Room

23'5" (7.14m) x 10'6" (3.2m)

Sitting Room

10'11" (3.33m) x 10'6" (3.2m)

Kitchen

8'3" (2.51m) Max x 6'8" (2.03m)



Bedroom One

13'10" (4.22m) x 11'1" (3.38m)

Bedroom Two

11'11" (3.63m) x 10'6" (3.2m)

Bedroom Three

11'0" (3.35m) x 10'6" (3.2m)

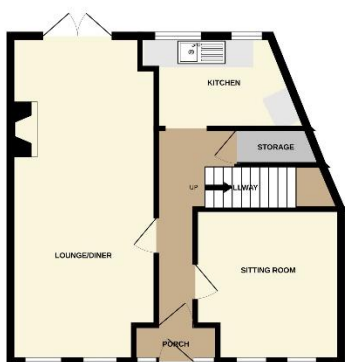
Bathroom

9'0" (2.74m) Max x 6'8" (2.03m)





GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs 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 correct, accurate and complete floor plan has been issued and no guarantee as to their accuracy or efficiency can be given.
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