



# Salisbury Drive, New Ferry

£140,000 Offers Over



**LESLEY HOOKS**  
ESTATE AGENTS







This beautifully presented terraced house is ready to move straight into and offers the perfect blend of character and modern living. Whether you're stepping onto the property ladder, expanding your family, or looking for a smart investment opportunity, this home ticks all the boxes. With uPVC double glazing and a combi-fired gas central heating system, the accommodation is warm, welcoming, and energy-efficient. Step through the hallway into a bright and spacious lounge featuring a charming bay window and a cosy fireplace. Double doors lead you into the open-plan kitchen and dining area – ideal for entertaining – with French doors opening onto a sunny, south-westerly facing rear courtyard. Upstairs, you'll find three well-proportioned bedrooms along with a stylish, modern bathroom complete with a three-piece suite, mixer shower, and a shower screen over the bath. Situated just a short stroll from the shops and amenities in New Ferry, and within easy reach of Bebington train station, this home is in a fantastic location for both convenience and connectivity. Offered for sale with no onward chain, this is a wonderful opportunity you won't want to miss. Council tax band A. Freehold. Please note that the owner of this property is a 'Connected Person' to Lesley Hooks Estate Agents, as defined by the Estate Agents Act 1979.



#### **Hallway**

16'0" (4.88m) x 5'10" (1.78m)

#### **Lounge**

13'7" (4.14m) Into Bay x 9'10" (3m)

#### **Open Plan Kitchen Dining Room**

16'2" (4.93m) Max x 12'5" (3.78m) Max



#### **Bedroom One**

13'11" (4.24m) Into Bay x 9'10" (3m)

#### **Bedroom Two**

12'7" (3.84m) x 9'10" (3m)

#### **Bedroom Three**

6'9" (2.06m) x 5'11" (1.8m)

#### **Bathroom**

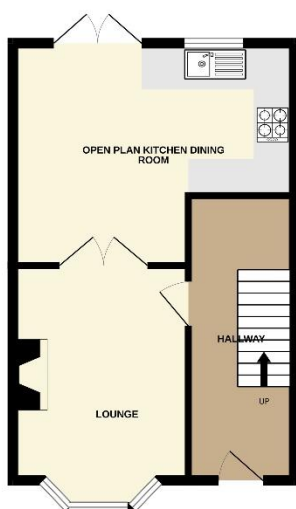
6'9" (2.06m) x 5'10" (1.78m)



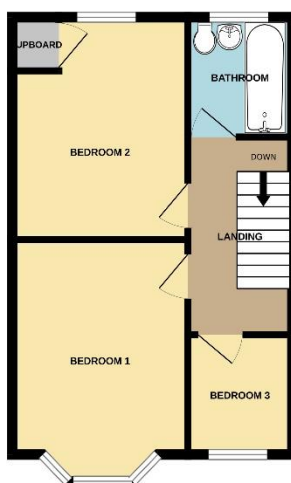




GROUND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The vendor, agents and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
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