



Tilstock Avenue, New Ferry

£165,000



LESLEY HOOKS
ESTATE AGENTS





This charming semi-detached house is brimming with potential and ready for someone to put their own stamp on it. In need of refurbishment, the property offers a fantastic opportunity to create a wonderful family home. The accommodation briefly comprises a welcoming hallway, lounge, dining room, sun room and fitted kitchen. To the first floor you will find three well proportioned bedrooms, and a family bathroom. To the front, the property benefits from a driveway leading to a garage. To the rear of the property there is a southerly facing garden, perfect for relaxing or entertaining in the warmer months. Ideally situated in a popular residential area, the house is just minutes from the shoreline, where you can enjoy impressive views across the Liverpool skyline. New Ferry town centre, with its range of shops and amenities, is only a short five-minute walk away, while local primary and secondary schools are all within easy reach. For commuters, the Birkenhead Tunnel offers quick access to Liverpool city centre in just ten minutes. With no onward chain, this delightful property is ready for its next chapter. Council tax band B. Freehold.

Porch

1'5" (0.43m) x 6'5" (1.96m)

Hallway

12'5" (3.78m) x 6'5" (1.96m)

Lounge

12'5" (3.78m) Into Bay x 11'9" (3.58m)

Dining Room

12'10" (3.91m) x 11'1" (3.38m)

Sun Room

7'4" (2.24m) x 9'7" (2.92m)

Kitchen

9'11" (3.02m) x 7'1" (2.16m)



Landing

8'9" (2.67m) x 6'5" (1.96m)

Bedroom One

14'0" (4.27m) x 11'3" (3.43m)

Bedroom Two

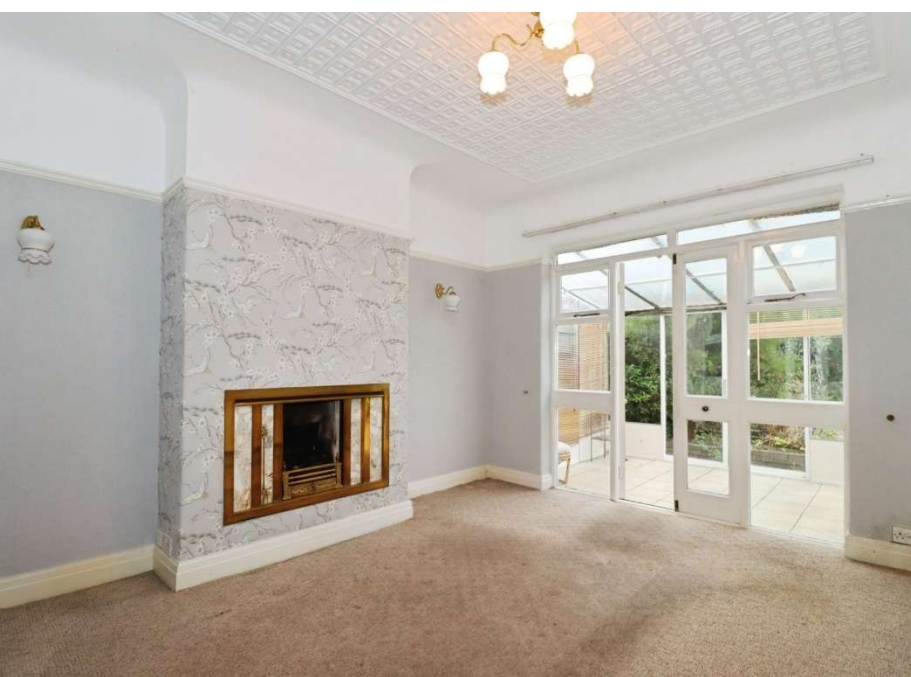
11'7" (3.53m) x 12'0" (3.66m)

Bedroom Three

9'1" (2.77m) x 7'2" (2.18m)

Bathroom

5'9" (1.75m) x 6'3" (1.91m)







GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms 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 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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