



# Thorburn Road, New Ferry

£185,000



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to this charming semi-detached house nestled in a popular residential area, just a stone's throw away from the shore, providing breathtaking views across to the vibrant cityscape of Liverpool. Boasting modern amenities such as uPVC double glazing and efficient combi-fired gas central heating, this residence ensures comfort and energy efficiency. Upon entering, you are greeted by a well-designed hallway that seamlessly connects the various living spaces. The lounge, bathed in natural light, offers a welcoming atmosphere, while the adjacent dining room provides a perfect setting for entertaining guests or enjoying family meals. The heart of this home lies in its spacious kitchen dining room, equipped with modern appliances and designed for both functionality and style. This area becomes a focal point for culinary activities and social gatherings. Upstairs, the house reveals three generously proportioned bedrooms, each thoughtfully arranged to maximise space and natural light. The stylish shower room reflects contemporary design and adds a touch of luxury to daily routines. Additional features include a garage and a convenient driveway, ensuring ample parking space for residents and guests alike. The delightful rear garden offers a private retreat, perfect for relaxation or outdoor activities. The absence of an onward chain simplifies the buying process, making this property an even more attractive prospect for those seeking a new home. In summary, this beautiful semi-detached house combines modern comfort, stunning views, and a convenient location, creating an idyllic living space for individuals or families looking to embrace the charm of coastal living with easy access to urban amenities. Council tax band B. Freehold.



#### **Hallway**

12'10" (3.91m) x 6'6" (1.98m)

#### **Lounge**

13'0" (3.96m) Into Bay x 12'0" (3.66m)

#### **Dining Room**

12'7" (3.84m) x 11'2" (3.4m)

#### **Kitchen Dining Room**

21'4" (6.5m) x 7'1" (2.16m)



#### **Bedroom One**

14'3" (4.34m) Into Bay x 11'5" (3.48m) Into Wardrobe Recess

#### **Bedroom Two**

11'6" (3.51m) x 12'1" (3.68m) Max

#### **Bedroom Three**

8'10" (2.69m) x 7'2" (2.18m)

#### **Bathroom**

6'3" (1.91m) x 6'0" (1.83m)

#### **Garage**

14'10" (4.52m) x 7'8" (2.34m)









GROUND FLOOR  
100.00 sq.m (1076 sq.ft.) approx.

1ST FLOOR  
100.00 sq.m (1076 sq.ft.) approx.



TOTAL FLOOR AREA: 119.9 sq.m (1294.0 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, windows, doors and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. The plans are for general reference only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. See the plans for further details.

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## Contact Us:

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