



Stanley Road, New Ferry

£180,000

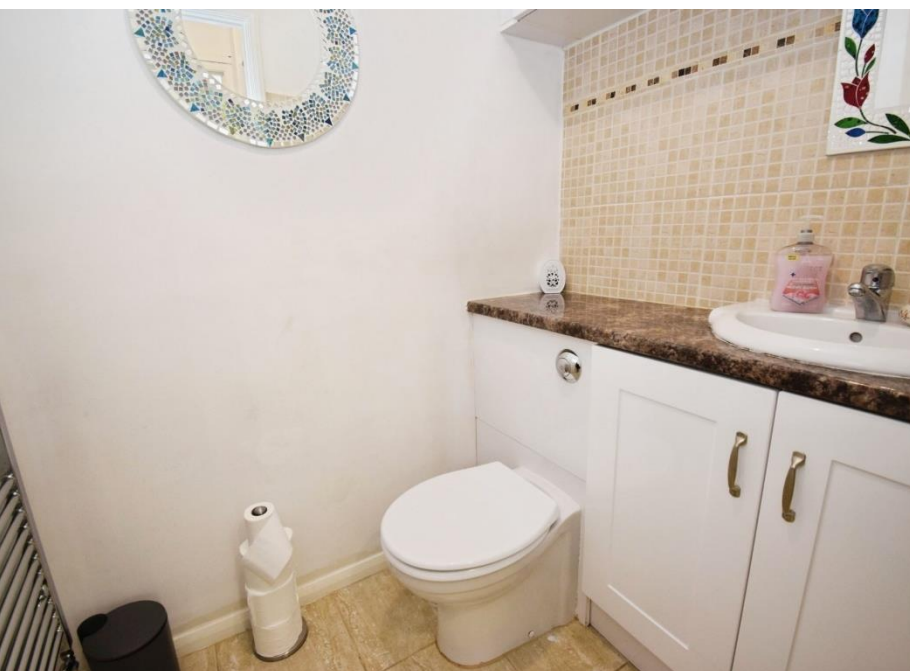


LESLEY HOOKS
ESTATE AGENTS





Welcome to this immaculately presented, light and airy townhouse, offering deceptively spacious accommodation that's ready for you to move straight into. Perfectly positioned in an idyllic setting, the home enjoys picturesque views of tennis courts to the front and parkland to the rear – a truly tranquil backdrop. Tucked away yet within easy walking distance of all the shops and amenities in New Ferry, this property offers the best of both worlds – serenity and convenience. Featuring uPVC double glazing and a combi-fired gas central heating system, the home is thoughtfully laid out for modern living. Step inside to a welcoming hallway with stylish tiled flooring, with internal access to the garage, which includes plumbing and space for appliances. The dining room is a great entertaining space with useful built-in storage and a handy downstairs WC nearby. The bright lounge opens directly onto the lovely rear garden, while the well-appointed kitchen boasts an integrated dishwasher and sleek cabinetry. Upstairs, you'll find three generously sized bedrooms, all with fitted wardrobes, and a modern three-piece bathroom. Outside, there's a driveway providing off-road parking to the front, and to the rear, a charming garden with a patio area – ideal for relaxing or entertaining. This is a wonderful home in a truly special location – don't miss the chance to make it yours! Council tax band B. Freehold.



Hall

6'9" (2.06m) x 2'9" (0.84m)

WC & Cloaks

8'1" (2.46m) Max x 5'5" (1.65m) Max

Dining Room

12'1" (3.68m) x 9'8" (2.95m) Max

Lounge

15'5" (4.7m) x 10'4" (3.15m)

Kitchen

11'3" (3.43m) x 6'5" (1.96m)

Bedroom One

14'6" (4.42m) Into Wardrobe Recess x 8'6" (2.59m)

Bedroom Two

11'3" (3.43m) x 8'6" (2.59m)

Bedroom Three

8'10" (2.69m) x 6'6" (1.98m)

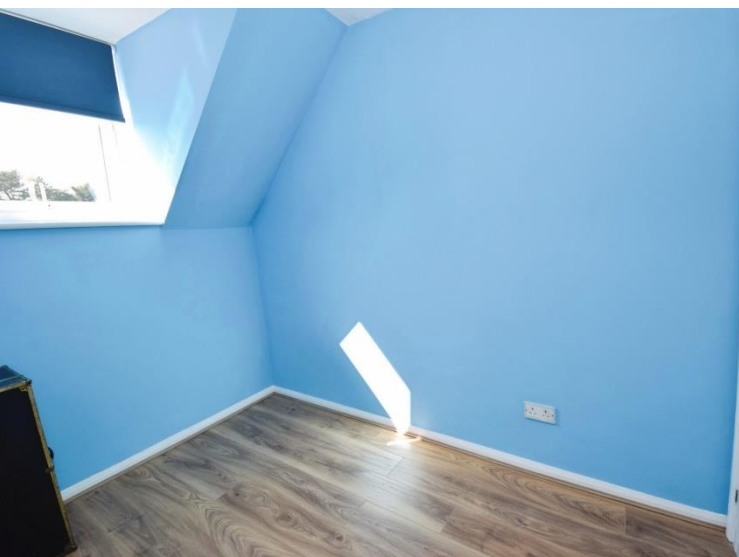
Bathroom

10'5" (3.18m) x 5'6" (1.68m)

Garage

15'8" (4.78m) x 7'11" (2.41m)

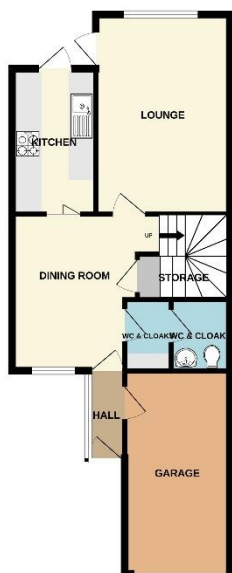






GROUND FLOOR
579 sq ft (53.6 sqm) approx.

1ST FLOOR
390 sq ft (36.3 sqm) approx.



TOTAL FLOOR AREA: 969 sq ft (89.9 sqm) approx.

These plans are for information only and are not intended to be used as a basis for any legal proceedings. The plans are not to scale and are not intended to be used as a basis for any legal proceedings. The plans are not to scale and are not intended to be used as a basis for any legal proceedings. The plans are not to scale and are not intended to be used as a basis for any legal proceedings.

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