



# Grove Square, New Ferry

£145,000



**LESLEY HOOKS**  
ESTATE AGENTS







This charming terraced house, although it may appear modest from the outside, surprises visitors with its deceptively spacious interior. In need of some minor cosmetic TLC, this home holds great potential for those willing to invest a little time and effort. Upon entering, you are greeted by a welcoming hallway that leads you into the heart of the home. The lounge dining room, offers a comfortable and versatile living space, perfect for both relaxation and entertaining guests. The kitchen, provides a functional area for culinary enthusiasts to create and experiment. One of the notable features of this property is its five bedrooms, providing ample space for a growing family or accommodating guests. The bedrooms offer flexibility in their use, whether you need a home office, a hobby room, or additional sleeping quarters. The main bedroom also offers a handy walk in wardrobe. The house also features a well-appointed bathroom for unwinding after a long day, as well as a separate WC for added convenience. Stepping outside, you'll find a good-sized southerly rear garden, bathed in sunlight, making it an ideal spot for outdoor activities, gardening, or simply enjoying a sunny afternoon. The garden offers a private retreat where you can relax and soak in the natural surroundings. The brick built out house is a great addition and is perfect for a utility room with space and plumbing for appliances. Additionally, one of the major advantages of this property is the absence of an onward chain. This means that the process of purchasing the house is likely to be smoother and quicker, making it an attractive option for those looking to move in without delay. In summary, this deceptively spacious terraced house presents an exciting opportunity for buyers with a vision. With its five bedrooms, well-connected living spaces, and a sunny rear garden, it offers the potential to be transformed into a comfortable and stylish home with a little cosmetic TLC. Plus, the absence of an onward chain adds to its appeal, making it a property worth considering for those seeking a new place to call home. Council tax band A. Flying freehold.



#### **Hallway**

9'1" (2.77m) x 6'8" (2.03m)

#### **Lounge Dining Room**

18'4" (5.59m) x 11'4" (3.45m)

#### **Kitchen**

11'2" (3.4m) x 9'1" (2.77m)

#### **Bedroom One**

10'7" (3.23m) x 10'9" (3.28m)

#### **Walk in Wardrobe**

9'6" (2.9m) x 2'11" (0.89m)

#### **Bedroom Two**

10'9" (3.28m) Max x 7'5" (2.26m) Max

#### **Bedroom Three**

9'8" (2.95m) x 6'0" (1.83m)

#### **Bedroom Four**

11'4" (3.45m) x 9'8" (2.95m)

#### **Bedroom Five**

16'0" (4.88m) Max x 8'5" (2.57m)

**Bathroom** 5'4" (1.63m) x 5'9" (1.75m)

#### **WC**

5'4" (1.63m) x 2'11" (0.89m)



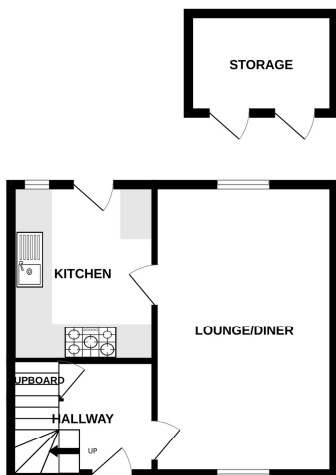




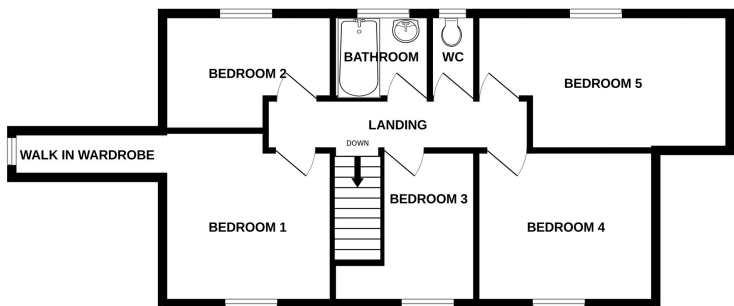




GROUND FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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