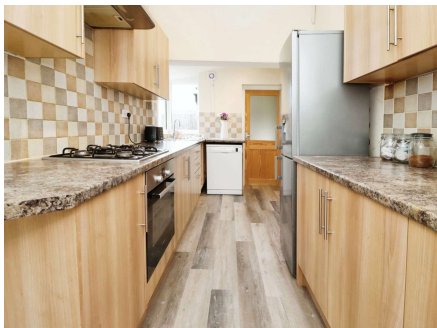




River Grove, New Ferry

£179,995



LESLEY HOOKS
ESTATE AGENTS





Welcome to your dream home by the shore! Nestled in a coveted residential area, this attractive semi-detached house is a true gem, offering a perfect blend of elegance and spaciousness. From the moment you step into the immaculately presented abode, you'll be greeted by the charm of high ceilings, uPVC double glazing, and combi-fired gas central heating, ensuring a cosy and inviting atmosphere throughout. The well-thought-out layout begins with a welcoming hallway leading to a convenient WC, setting the tone for practicality and comfort. The lounge and sitting room offer versatile spaces for relaxation and entertaining, while the smartly fitted kitchen is a culinary haven equipped to meet your every need. For added convenience, there's a practical utility room, adding a touch of practicality to your daily routine. As you ascend to the first floor, discover four bedrooms that exude a sense of tranquility, providing ample space for restful nights. A well-appointed bathroom adds a touch of luxury, making your daily routines a pleasure. Venture to the second floor, where a generous loft room awaits—a perfect canvas for your home office, crafting space, or a cosy retreat. Outside, the rear garden invites you to unwind in a delightful oasis, where you can bask in the beauty of nature or host gatherings with friends and family. The proximity to the shore, just a minute's walk away, promises breathtaking views of the Liverpool skyline. This residence is not just a house; it's a haven where meticulous design meets practical living. Don't miss the opportunity to make this beauty your own and enjoy a lifestyle that seamlessly combines comfort, style, and the serenity of coastal living. Welcome home! Situated in a wonderful location, this property offers excellent public transport links, making commuting a breeze. Nearby parks provide opportunities for outdoor activities and leisurely walks. The strong local community creates a friendly and welcoming atmosphere, and the properties proximity to the sea adds a touch of serenity to everyday life. Council tax band B. Freehold.



Hallway
17'1" (5.21m) x 10'10" (3.3m) Max

Lounge
15'11" (4.85m) x 11'7" (3.53m)

Dining Room
12'3" (3.73m) x 10'5" (3.18m)

Downstairs WC
3'11" (1.19m) x 6'3" (1.91m)

Kitchen
16'8" (5.08m) x 6'11" (2.11m)

Utility
14'0" (4.27m) x 6'11" (2.11m)

Bedroom One
14'3" (4.34m) x 12'11" (3.94m) Max

Bedroom Two
12'2" (3.71m) x 10'4" (3.15m)

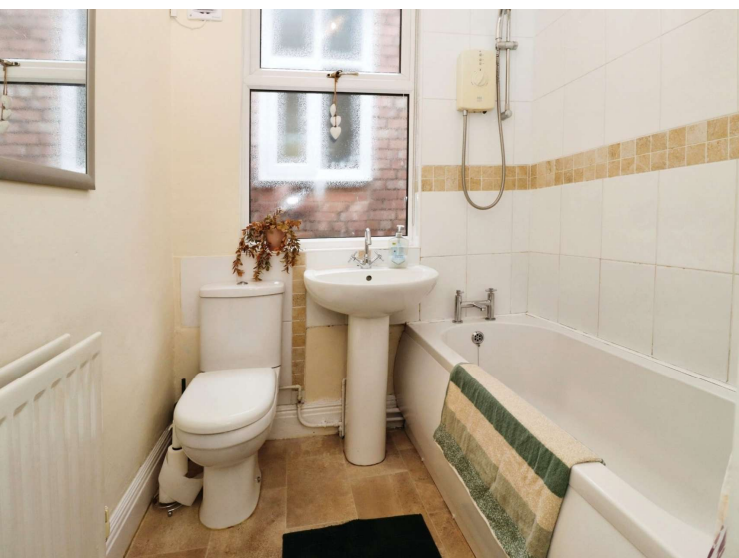
Bedroom Three
12'1" (3.68m) x 6'10" (2.08m)

Bedroom Four 8'2" (2.49m) x 6'1" (1.85m)

Bathroom
5'10" (1.78m) x 7'1" (2.16m)

Loft Room
12'7" (3.84m) x 14'7" (4.45m)



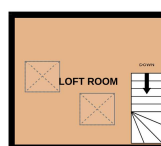
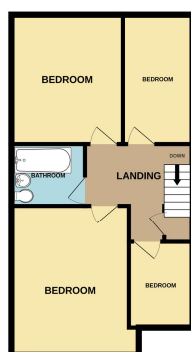
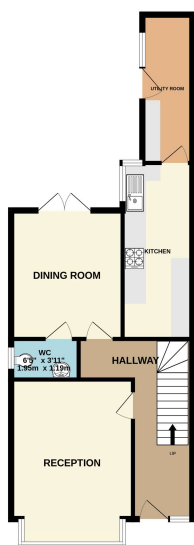




GROUND FLOOR

1ST FLOOR

2ND FLOOR



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 2004

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.