



Mayfields North, New Ferry

Offers Over £150,000



LESLEY HOOKS
ESTATE AGENTS





This charming terraced house is a delightful blend of light, space, and comfort. As you step through the door, you're greeted by a welcoming hall that sets the tone for what lies ahead. The lounge exudes warmth with its inviting feature fireplace, creating the perfect spot to unwind and relax after a long day. With windows to the front and rear, natural light floods the space, giving it an airy and open feel that instantly puts you at ease. Adjacent to the lounge, you'll find a smartly fitted kitchen boasting modern appliances including a fridge, freezer, oven, and four-ring gas hob. Whether you're whipping up a quick meal or entertaining guests, the kitchen's layout ensures efficiency and functionality. The dining area adds to the versatility of the space, providing a cosy spot for enjoying meals with family and friends. Venturing upstairs, you'll discover two generously sized double bedrooms, each adorned with fitted wardrobes that offer ample storage space for your belongings. The thoughtful design ensures that every inch of the bedrooms is utilised efficiently, creating a comfortable retreat to rest and recharge. The stylish four-piece bathroom is a sanctuary of luxury, featuring contemporary fixtures and fittings that elevate your daily routine to a spa-like experience. Whether you prefer a quick shower or a long soak in the tub, this bathroom is designed to cater to your every need. Outside, the property continues to impress with a delightful garden complete with a charming patio area and a brick built out house. Perfect for enjoying al fresco meals or simply basking in the sunshine, the garden provides a tranquil escape from the hustle and bustle of everyday life. With the added convenience of combi fired gas central heating and uPVC double glazing, this home ensures comfort and warmth throughout the year, making it a sanctuary you'll love coming home to. Don't miss the opportunity to make this light and airy retreat your own! Council tax band A. Freehold.

Hall

7'10" (2.39m) x 5'8" (1.73m)

Lounge

15'8" (4.78m) x 11'0" (3.35m)

Kitchen Breakfast Room

15'8" (4.78m) x 11'11" (3.63m) Max

Bedroom One

15'8" (4.78m) x 13'5" (4.09m)

Bedroom Two

11'3" (3.43m) Max x 7'6" (2.29m)

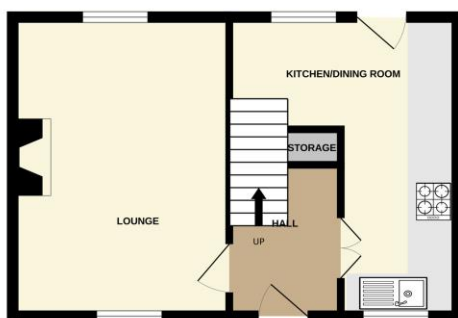
Bathroom

8'6" (2.59m) x 7'8" (2.34m)

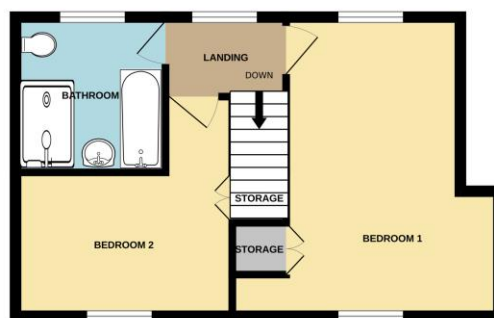




GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 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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