



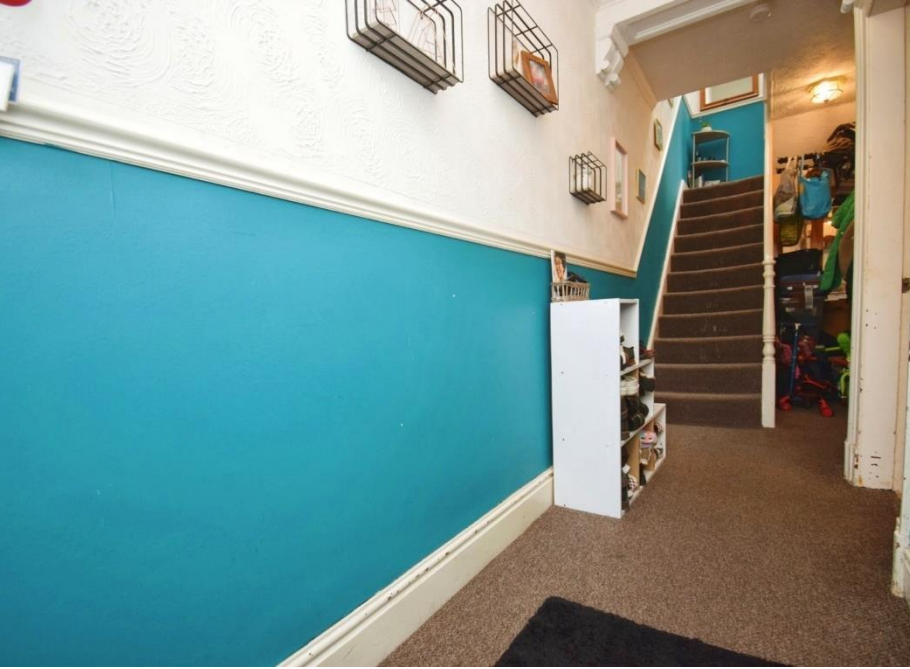
Hope Street, New Brighton

£180,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming and deceptively spacious cottage, nestled just a hop, skip, and jump from New Brighton's bustling seafront, offering a fantastic social scene with several bars and restaurants and having picturesque views across the water to Liverpool. This inviting property is perfect for those seeking character and comfort, with modern uPVC double glazing and efficient combi-fired gas central heating throughout. As you step inside, you're greeted by a welcoming hallway leading to a cosy lounge and an additional sitting room, ideal for relaxation or entertaining. The fitted kitchen is both stylish and functional, with convenient access to the cellars for extra storage. Upstairs, you'll find three generously sized bedrooms, each with its own unique charm. The bathroom is a true standout, featuring a four-piece suite with a stunning Victorian-style roll-top bath on claw feet—a perfect spot to unwind. Outside, the rear garden is a delightful oasis, with an artificial lawn for easy maintenance, creating a lovely space for enjoying the fresh sea air. This enchanting cottage is ready to offer a warm welcome to its next owners! Council tax band A. Freehold.



Hallway

24'0" (7.32m) x 3'10" (1.17m)

Lounge

16'1" (4.9m) x 10'9" (3.28m)

Sitting Room

13'9" (4.19m) x 11'11" (3.63m)

Kitchen

12'5" (3.78m) x 9'2" (2.79m)

Bedroom One

14'0" (4.27m) x 12'0" (3.66m) Into Recess

Bedroom Two

10'10" (3.3m) x 10'10" (3.3m)

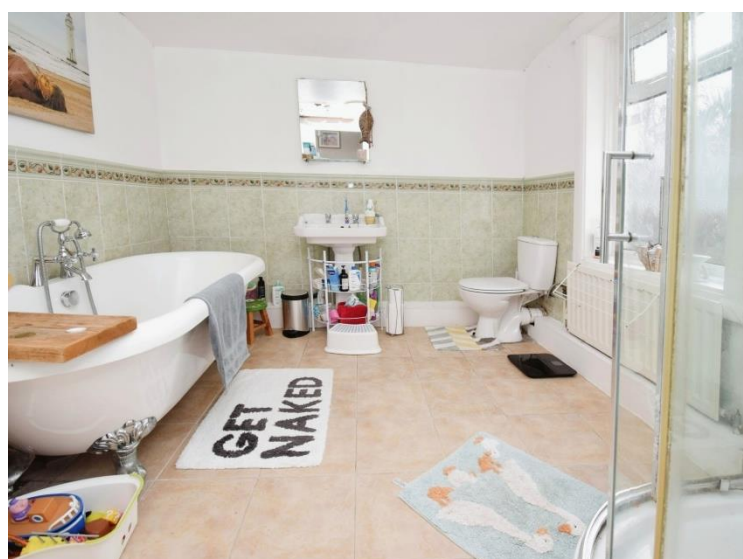
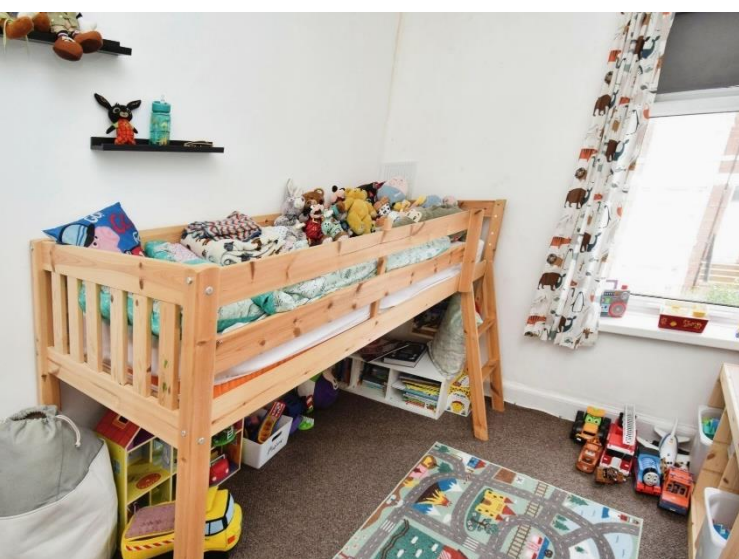
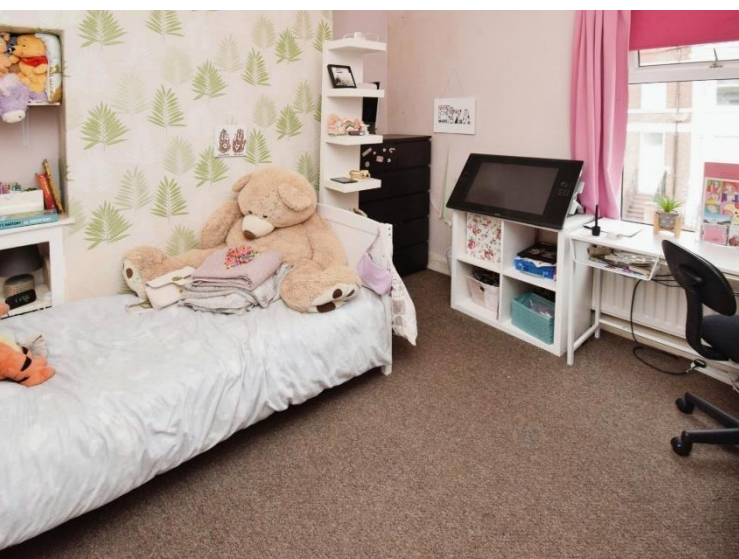
Bedroom Three

11'0" (3.35m) x 8'11" (2.72m)

Bathroom

9'5" (2.87m) x 8'11" (2.72m)







Whilst every effort 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 errors, omissions or mis-statements. This plan is for illustrative purposes 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 as to their operability or efficiency can be given.
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