



Larkin Close, New Ferry

£210,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in a sought-after residential area, this modern detached home offers both comfort and convenience, just a short stroll from local shops and excellent transport links. Designed for contemporary living, the property benefits from uPVC double glazing and gas central heating. Step inside to find a welcoming hallway leading to a handy downstairs WC, a spacious lounge perfect for relaxing, and a well-appointed kitchen dining room, ideal for family meals and entertaining. A bright and airy conservatory completes the ground floor, offering additional living space with views of the garden. Upstairs, there are three well-proportioned bedrooms, including a master suite with its own en-suite shower room, along with a stylish three-piece family bathroom. Outside, the home boasts a driveway with off-road parking at the front, while the rear garden provides a lovely outdoor retreat with a patio area, perfect for enjoying warm days and al fresco dining. This delightful property is an excellent opportunity for those seeking a modern home in a thriving community. Council tax band C. Freehold.



Hall

8'5" (2.57m) x 2'9" (0.84m)

Downstairs WC

4'7" (1.4m) x 2'8" (0.81m)

Lounge

15'6" (4.72m) x 11'5" (3.48m)

Kitchen Dining Room

14'9" (4.5m) x 8'11" (2.72m)

Conservatory

15'0" (4.57m) x 7'11" (2.41m)



Bedroom One

12'7" (3.84m) x 8'5" (2.57m)

En-Suite Shower Room

8'5" (2.57m) x 2'10" (0.86m)

Bedroom Two

8'9" (2.67m) x 8'5" (2.57m)

Bedroom Three

7'1" (2.16m) x 6'1" (1.85m)

Bathroom

6'1" (1.85m) x 5'6" (1.68m)



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.