



New Chester Road, New Ferry

£120,000



LESLEY HOOKS  
ESTATE AGENTS







Welcome to this beautifully presented and surprisingly spacious terraced home, perfect for first-time buyers, growing families, or savvy buy-to-let investors. With the benefit of uPVC double glazing and efficient combi gas central heating, this home offers both comfort and practicality. Step inside to a welcoming hallway that leads to a bright and airy lounge featuring a charming bow bay window – a perfect spot to relax and unwind. The separate dining room provides a great space for entertaining and opens through double doors to the rear courtyard garden, seamlessly blending indoor and outdoor living. The modern fitted kitchen is equipped with an integrated fridge and dishwasher, making everyday life that little bit easier. Upstairs, you'll find two generously sized double bedrooms, both with fitted wardrobes, offering plenty of storage. The spacious three-piece bathroom includes a shower over the bath with a screen, providing a fresh and functional space for the whole household. Outside, the good-sized rear courtyard garden is ideal for enjoying a sunny afternoon or hosting a BBQ. Ideally located just across the road from the picturesque Port Sunlight Village and its many attractions, the home is also within easy reach of local shops and Bebington train station – making commuting a breeze. With no onward chain, this property is ready for you to move straight in. Don't miss your chance to view – it's bigger than it looks and full of potential! Council tax band A. Freehold.



#### **Hall**

5'8" (1.73m) x 3'4" (1.02m)

#### **Lounge**

14'6" (4.42m) x 14'2" (4.32m)

#### **Dining Room**

14'2" (4.32m) Max x 11'10" (3.61m)

#### **Kitchen**

9'4" (2.84m) x 7'11" (2.41m)

#### **Bedroom One**

14'2" (4.32m) Into Wardrobe Recess x 11'11" (3.63m)

#### **Bedroom Two**

11'9" (3.58m) x 8'6" (2.59m) Into Wardrobe Recess

#### **Bathroom**

9'2" (2.79m) x 7'11" (2.41m)





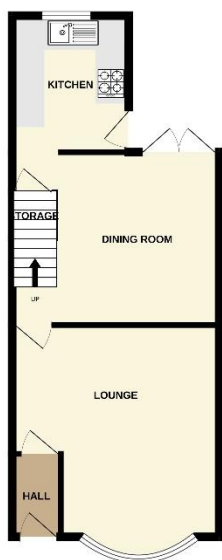






GROUND FLOOR  
164 sq.ft. (15.2 sq.m.) approx.

1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 573 sq.ft. (53.2 sq.m.) approx.  
\*These floor plans are for information only and do not constitute an offer of a property. The actual floor plan may vary from the information provided. The information provided is for general information only and should not be relied upon for any specific purpose. The information provided is for general information only and should not be relied upon for any specific purpose. The information provided is for general information only and should not be relied upon for any specific purpose.

## Contact Us:

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