



Windsor Close, New Ferry

£210,000



LESLEY HOOKS
ESTATE AGENTS





This delightful semi-detached home offers a perfect blend of modern living and practical family space. On entering, you are welcomed by a hallway with handy under stairs storage. The lounge provides a comfortable space to relax, while the modern open-plan kitchen and dining room make entertaining and family meals a joy.

To the first floor you will find three well-proportioned bedrooms and a stylish three-piece family bathroom, offering both comfort and functionality. Externally, the property benefits from a driveway with off-road parking and a delightful garden, ideal for summer BBQ's, entertaining friends, family gatherings, or simply unwinding. Situated in a convenient location, the property is just a short stroll from Bebington train station and numerous bus routes. Local amenities are close by, with shops in New Ferry within a minute's walk, and Bebington Village with its array of shops and restaurants just ten minutes away. Bromborough Retail Park, offering a wide selection of stores, restaurants, and leisure facilities, is also just a ten-minute drive. Excellent motorway links provide easy access to Liverpool and Chester within ten minutes. Council tax band B. Freehold.



Hallway

15'3" (4.65m) x 5'10" (1.78m)

Lounge

14'3" (4.34m) Into Bay x 10'9" (3.28m)

Dining Room

12'0" (3.66m) x 10'9" (3.28m)

Kitchen

16'4" (4.98m) x 5'11" (1.8m)

Landing

8'11" (2.72m) x 6'4" (1.93m) Max

Bedroom One

14'3" (4.34m) Into Bay x 8'4" (2.54m) To Wardrobe

Bedroom Two

12'0" (3.66m) x 9'1" (2.77m) To Wardrobe

Bedroom Three

8'3" (2.51m) x 6'4" (1.93m)

Bathroom

7'4" (2.24m) x 5'10" (1.78m)

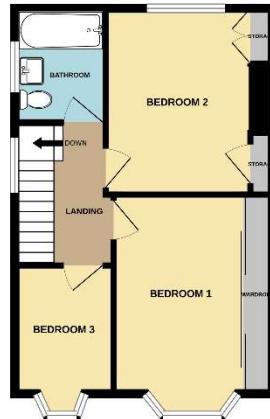
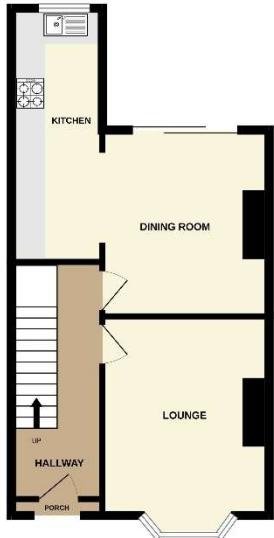






GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



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TOTAL FLOOR AREA: 869 sq.ft. (80.7 sq.m.) approx.
These floor plans are intended to give an overall picture of the property's layout. They are not to scale, dimensions are approximate and areas are calculated in accordance with the Royal Institute of Chartered Surveyors' Measurement of Premises. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. It is the responsibility of the purchaser or tenant to make their own arrangements to satisfy themselves as to the suitability, condition and specification of the property. Measurements given are approximate and no responsibility is accepted for any inaccuracies or omissions.

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 or 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.