



Thorburn Road, New Ferry

£110,000



LESLEY HOOKS  
ESTATE AGENTS







Step inside this spacious and stunning ground floor flat, beautifully presented and ready to move straight into. Warm and welcoming throughout, the property benefits from uPVC double glazing and combi-fired gas central heating, ensuring comfort all year round. The layout briefly comprises a hallway with stylish laminate flooring, leading into a bright and airy lounge/dining room. This inviting space also features laminate flooring, a charming bay window, and open access to the smart fitted kitchen. The kitchen is well equipped with an oven, four-ring electric hob, integrated fridge, and integrated freezer, making it both practical and sleek. There are two well-proportioned bedrooms, with the master bedroom enjoying the luxury of a fully tiled en-suite shower room. Completing the accommodation is a stylish three-piece family bathroom, finished to a high standard. Additional benefits include a deep private storage cupboard in the communal hall, ideal for bike storage, and an allocated parking bay is provided, ensuring that your vehicle is securely housed within the premises. Ideally situated, this fantastic flat is just a minute's walk from the shore, offering unrestricted and breathtaking views across the Liverpool skyline. With the added advantage of no onward chain, this is a superb opportunity not to be missed. Council tax band A. Leasehold subject to a monthly service charge of £173.00 and there are 974 years left on the lease.



#### **Hallway**

20'1" (6.12m) Max x 6'9" (2.06m) Max

#### **Lounge Dining Room**

16'1" (4.9m) x 15'1" (4.6m) Into Bay

#### **Kitchen**

14'6" (4.42m) x 6'6" (1.98m)

#### **Bedroom One**

13'2" (4.01m) x 11'1" (3.38m)

#### **En-Suite Shower**

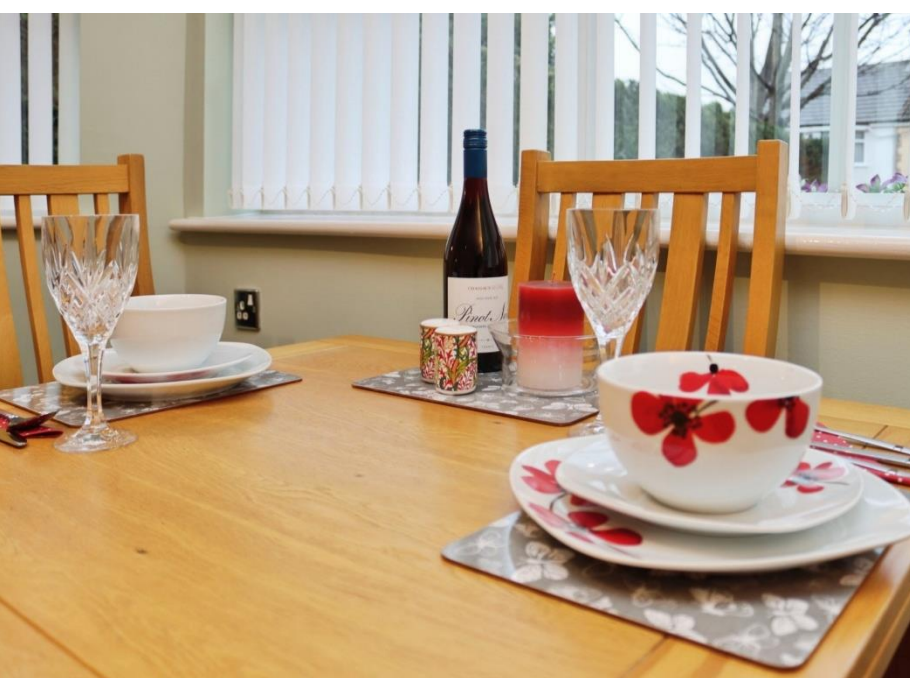
5'3" (1.6m) x 4'11" (1.5m)

#### **Bedroom Two**

9'2" (2.79m) x 7'6" (2.29m)

#### **Bathroom**

7'7" (2.31m) x 6'6" (1.98m)











GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx.  
\*When one part of the house is to be sold, it may be necessary to include a proportion of the area of the other part in the sale. The area of the other part is included in the area of the part being sold. The area of the other part is included in the area of the part being sold. The area of the other part is included in the area of the part being sold.

### Contact Us:

**0151 644 6000**

[lesley@lesleyhooks.co.uk](mailto:lesley@lesleyhooks.co.uk)

6 Church Road, Bebington,  
Wirral, Merseyside, CH63 7PH

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.