



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.



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*TOTAL FLOOR AREA - 705 sq.ft. (65.5 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements are approximate and should not be relied upon for legal documentation. Prospective buyers are advised to make their own arrangements to verify the details contained in this document. This is a B.V. Floor Plan and is subject to a valid Building Survey and Contract of Sale. Please note that the floor plan is a guide only and is not to scale or representative of the property.

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.