



Coleridge Drive, New Ferry

£250,000



LESLEY HOOKS
ESTATE AGENTS





Some homes shout for attention from the street. This one prefers a quieter introduction — settled at the end of a peaceful cul-de-sac, away from passing traffic and prying eyes, and ready for you to simply move in, put the kettle on, and start living. No projects, no "it just needs a bit of TLC" — just a genuinely lovely modern detached home that's done all the hard work for you. Step through the hall and you'll quickly realise the phrase "deceptively spacious" was invented for houses exactly like this one. The lounge is a proper sit-down-and-stay-a-while space, anchored by a fireplace that'll be doing some serious heavy lifting come the colder months. Through to the dining room, sliding patio doors open into the conservatory — bringing the outside in and giving you a sunny spot for everything from Sunday roasts to Monday morning coffee. The kitchen is smartly fitted with integrated appliances, because nobody wants to be wrestling with a freestanding fridge in this day and age, and a downstairs WC rounds off a genuinely well-thought-out ground floor. Upstairs, three good-sized bedrooms await, with the main bedroom treating itself to a three-piece en-suite shower room — because someone in the house deserves first dibs on the hot water. A generous three-piece family bathroom takes care of everyone else. Outside, there's a driveway with off-road parking for two cars leading to the garage — so no more circling the block or squabbling over the good parking spot. And out back? An absolutely divine Mediterranean-style paved garden that feels like a little holiday you don't need a passport for. Morning coffee, evening wine, or just a spot of sunbathing — this garden delivers. All of this just a short stroll from the shops of New Ferry, with local schools and transport links comfortably within reach too. Honestly — pack light, because this one's ready when you are. Council tax band D. Leasehold subject to an annual payment of £50.00 and there are 973 years left on the lease.



Hall

4'9" (1.45m) x 3'10" (1.17m)

Lounge

14'6" (4.42m) x 12'3" (3.73m)

Dining Room

8'9" (2.67m) x 9'3" (2.82m)

Conservatory

9'1" (2.77m) x 9'9" (2.97m)

Kitchen

11'2" (3.4m) Max x 9'6" (2.9m)

Downstairs WC

3'9" (1.14m) x 3'2" (0.97m)

Bedroom One

10'6" (3.2m) x 10'8" (3.25m)

En-Suite

5'1" (1.55m) x 4'1" (1.24m)

Bedroom Two

9'9" (2.97m) x 9'10" (3m)

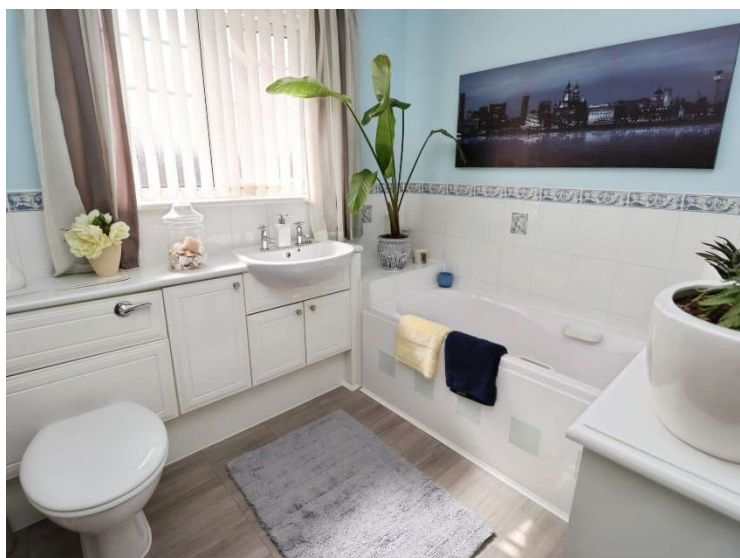
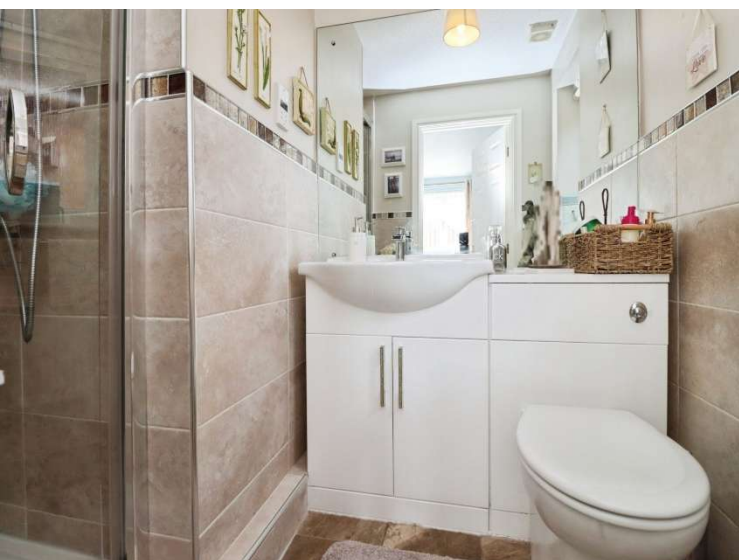
Bedroom Three

10'6" (3.2m) x 7'8" (2.34m)

Bathroom

8'0" (2.44m) x 6'6" (1.98m)







GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the foregoing description, the responsibility is taken for any error, omission or mis-statement. The plan is for guidance purposes only and should not be used as a basis for any purchase decision. The actual layout and dimensions may vary from those shown and no guarantee is given in this regard.

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