



## Beta Close, New Ferry, CH62 5BY

£1,000 PCM

 3 Bedroom  2 Reception  1 Bathroom  C

\*\*\* Incredible Three Bedroom House - Large Garden - Fully Refurbished - High Spec Finish \*\*\*

Hewitt Adams is delighted to offer TO LET this incredible Three Bedroom Semi-Detached property located at the head of a quiet Cul-De-Sac in New Ferry, Bata Close.

The property will be ready by the middle of June, it's just in the final stages of a full refurbishment, which has been done to the highest of standards, and has created a modern and high specification house that has had the majority of the external walls, internally insulated to make it an extremely efficient house.

Being at the head of the Cul-De-Sac it benefits from a large corner garden which will have a large turfed section and other patio areas.

In brief the property consists of: Entrance Hallway, Lounge, Kitchen/Family Room, three Bedrooms and a Bathroom. Externally there is Parking for one car, plus on street Parking and a large rear Garden.

No Pets, No Smokers, Available Mid June 2025

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EPC

A new EPC has been instructed

Additional Works

There is still some work to be finished at the property which include:

- \* Pointing the front Driveway
- \*Removal of scaffolding
- \*Laying new turf
- \* Replacing some blown window units

Entrance

Composite door to the Hallway.

Hallway

Laminate flooring, radiator, meter cupboards, staircase with storage cupboard beneath.

Lounge

14'01x10'05 (4.29mx3.18m)

Bay window to the front elevation, tall radiator, laminate flooring.

Kitchen / Family Room

14'4x12'5 plus 7'02x3'4 (4.37mx3.78m plus 2.18mx1.02m)

An extended and incredible open plan space that certainly gives the wow factor, the kitchen consists of: Wall and base units with granite worktops, inset sink and drainer with mixer tap, central island with and induction hob, further appliances include and electric oven and there is space for a free standing tall fridge freezer and for a washer drier, to be stacked on top of each other.

Further more the room benefits from aluminum patio doors and windows to the rear elevation, Velux sky light, laminate flooring, two tall radiators.

Landing

Window to the side elevation.

Bedroom 1

14'03x10'01 (4.34mx3.07m)

Bay window to the front elevation, radiator.

Bedroom 2

11'7x10'4 (3.53mx3.15m)

Window to the rear elevation, radiator.

Bedroom 3

7'9x6'1 (2.36mx1.85m)

Bay window to the front elevation, radiator.

Bathroom

Bath with glass screen and mixer shower, wall hung vanity basin with mixer tap, WC, luxury vinyl flooring, window to the side elevation, heated towel radiator, inset spot lights, extractor fan.

Externally - Front Elevation

A good sized Driveway, but due to the property next door this will only allow parking for one car. There is plenty of on street Parking.

Externally - Rear Elevation

A large rear Garden, which is mainly stoned and with a large section that will be turfed in the coming weeks.

