



Total area: approx. 94.4 sq. metres (1016.1 sq. feet)
For illustration purposes only - not to scale



New Ferry Road, Wirral, CH62 1DZ
£230,000

3 Bedroom 2 Reception 1 Bathroom

Attractive Detached Sandstone Cottage - Dating Back To 1800's - Three Bedrooms - Detached Garage - Ideal First Time Buy / Downsize

Hewitt Adams is delighted to offer to the market this UNIQUE little gem of a property. This DETACHED three bedroom Cottage is brimming with character and charm!

Dating back to Circa 1830, the cottage has been renovated to offer modern accommodation whilst retaining plenty of character.

With solar panels, combi fired gas central heating.

In brief the cottage affords; hall, lounge, dining room and stylish fitted kitchen & dining room. Upstairs there are three good size bedrooms and a Jack and Jill bathroom / en-suite with a four piece suite.

To the front of the property there is a driveway providing OFF-ROAD PARKING and to the rear is a beautifully landscaped garden and a detached garage.

Located just around the corner from the shore where there is a fantastic views over to Liverpool. With plenty of local shops and amenities just a short five minutes walk away in New Ferry town centre.

For COMMUTERS - Birkenhead tunnel linking direct to Liverpool city centre is a ten minute drive away. Council tax band B.

Front Entrance

Into;

Hall

Staircase, double doors through to the kitchen

Lounge

15'5" x 12'0" (4.7 x 3.68)

Fireplace with marble surround, double glazed window, opens into the dining room.

Dining Room

7'10" x 10'11" (2.41 x 3.33)

Double glazed patio door to garden, cottage door through to kitchen, radiator, power points

Kitchen Diner

17'4" x 13'5" (5.3 x 4.11)

Wall and base units, integrated oven and hob, inset sink, spaces for white goods and fridge freezer, double glazed window, patio door to garden, space for small table and chairs, beamed ceiling

UPSTAIRS

Bedroom One

12'4" x 11'10" (3.78 x 3.63)

Double glazed window, beamed ceiling, radiator, power points, door through to Jack&Jill style en-suite / main bathroom

Bedroom Two

11'8" x 8'0" (3.56 x 2.44)

Double glazed window, radiator, power points, wardrobes

Bedroom Three

9'1" x 9'8" (2.79 x 2.97)

Double glazed window, radiator, power points

Bathroom & En-Suite (Jack&Jill style)

Comprising bath, shower, low level W.C, wash hand basin, double glazed window

EXTERNALLY

To the side of the property there is a LARGE driveway, with

GATES, providing SECURE OFF-ROAD PARKING and to the rear is a beautifully landscaped garden and a detached garage and shed/workshop. The garden is laid to patio for ease of maintenance.

