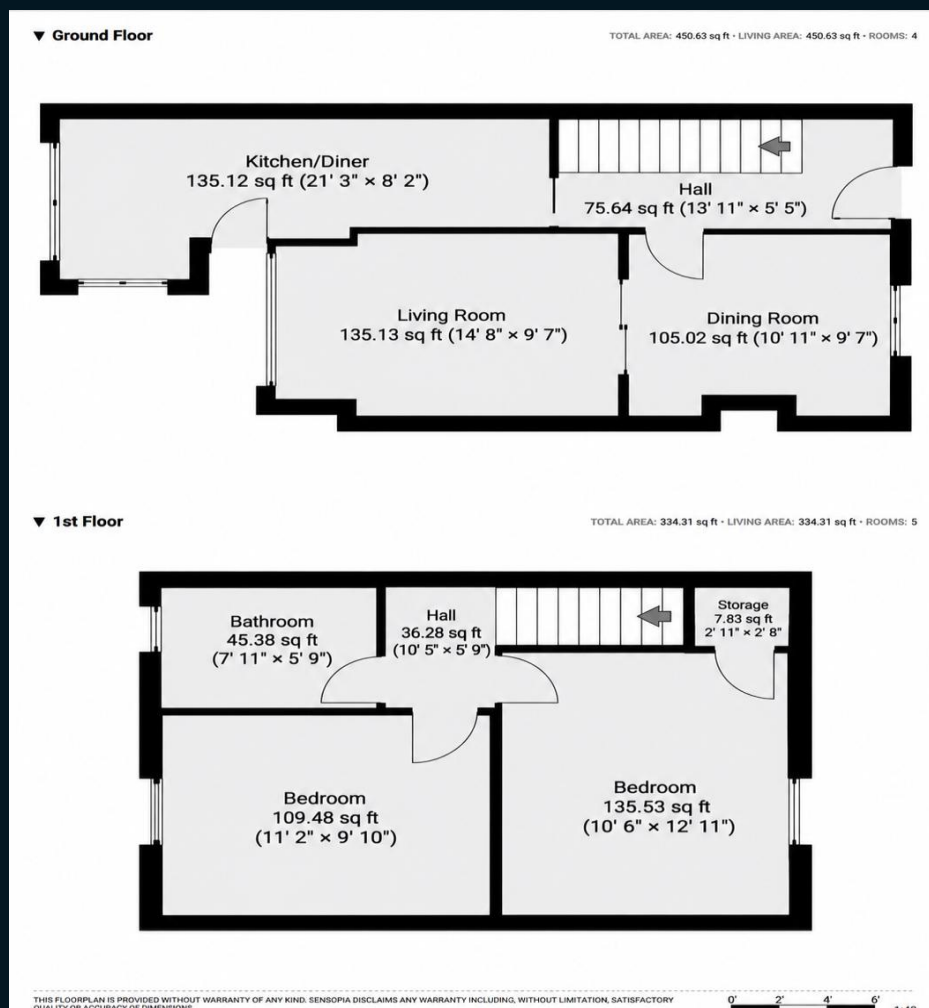




Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, the measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.



Newton Cross Lane, Wirral

Asking Price: £280,000

- Two-bedroom end-terrace property situated on Newton Cross Lane.
- Off-road parking to the front of the property.
- Very large rear garden, offering excellent outdoor space and potential.
- Two reception areas, with dining room leading through to the living room via sliding doors.
- Galley-style Howdens kitchen, fitted approximately 10 years ago.
- Upstairs bathroom with walk-in shower, with potential to reinstate a bath if desired.
- Recent new windows, with the property offering scope for redecoration and updating throughout to suit the new owner's taste.
- Freehold - Council tax band B

CONTACT

If you are interested in arranging a viewing, please contact BFL West Kirby on:

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Situated on Newton Cross Lane, this two-bedroom end-terrace property offers a fantastic opportunity for buyers looking to put their own stamp on a home, with the added benefits of off-road parking and an exceptionally large rear garden.

The property is approached via a hallway, with useful open downstairs space. To the left is the dining room, which leads through to the living room, with the two spaces separated by sliding doors. To the rear of the property is a galley-style kitchen, fitted approximately 10 years ago by Howdens.

Upstairs, there are two bedrooms and a family bathroom. The bathroom currently features a walk-in shower. The room previously accommodated both a bath and shower, offering the potential for the new owner to reconfigure the space if desired.

The property has benefited from recently installed windows. The boiler has also been repaired, although it is an older boiler and buyers may wish to consider future replacement.

Externally, the property really stands out, with off-road parking to the front and a very large rear garden, providing excellent outdoor space and considerable potential for gardening, entertaining or simply enjoying the space.

The property is currently lived in and would benefit from decorating and some general updating throughout, offering an excellent opportunity for a purchaser to modernise and personalise the accommodation to their own taste. One of the bedrooms is currently without carpet.

The location is convenient for everyday amenities, with a newsagent, local shops and a nearby pub all within easy reach. The surrounding area also benefits from nearby allotments. Overall, this is a well-positioned two-bedroom end-terrace home with generous outside space and off-road parking, offering plenty of potential for improvement and personalisation.

