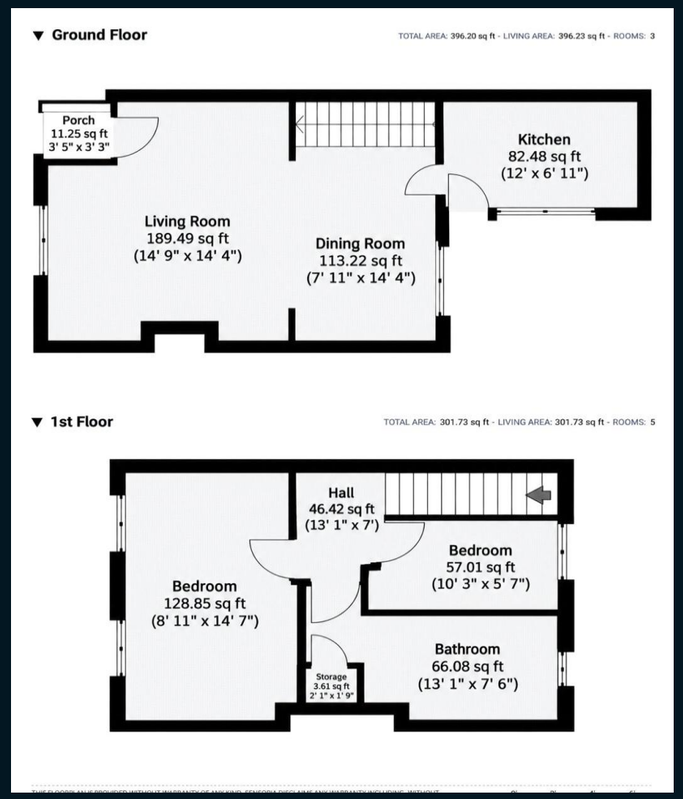


Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. 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.

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CONTACT

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

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Newton Road, Hoylake

- Attractive two-bedroom end-terrace home
- Beautifully presented and ready to move into
- Ideal first-time purchase or investment opportunity
- Spacious open-plan lounge and dining area
- Contemporary kitchen and shower room
- Private, low-maintenance rear courtyard
- Sought-after Hoylake location, close to Manor Road train station and coastal amenities
- Property is freehold/council tax band A















Beautifully presented and ready to move into, this attractive two-bedroom end-terrace home offers an appealing blend of contemporary comfort and character, making it an excellent opportunity for first-time buyers, couples or those looking to downsize. Situated in the ever-popular coastal town of Hoylake, the property combines inviting interiors with a convenient location and a private rear courtyard, creating a home that is as practical as it is appealing.

At the heart of the property is a welcoming open-plan lounge and dining area, providing a versatile space to relax after a busy day, enjoy cosy evenings or entertain friends and family. The kitchen is finished in a contemporary style, offering a practical and attractive setting for everyday cooking.

To the first floor, two well-proportioned bedrooms provide comfortable accommodation, with flexibility for guests, a dressing room or a home office if required. A modern shower room completes the internal layout, adding to the home's fresh and well-maintained feel.

Externally, the rear courtyard offers a private outdoor retreat, ideal for enjoying a morning coffee, dining alfresco or creating a low-maintenance space to unwind during the warmer months.

The location is a real asset. Hoylake is renowned for its relaxed coastal atmosphere, friendly community and appealing mix of independent shops, cafés, restaurants and everyday amenities. The nearby seafront provides the perfect setting for scenic walks, fresh sea air and beautiful sunsets, while the wider Wirral coastline offers plenty of opportunities to enjoy an active outdoor lifestyle. For commuters, the property's close proximity to Manor Road railway station is a significant advantage, providing convenient connections for travel across the Wirral and towards Liverpool.

Offering attractive presentation, versatile accommodation and a sought-after Hoylake address, this delightful home is an ideal choice for buyers looking to take their first step onto the property ladder or enjoy the benefits of coastal living.

