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2 Bed Terraced In Carrier Drive Hooton, United Kingdom, CH66 7PR £92,000











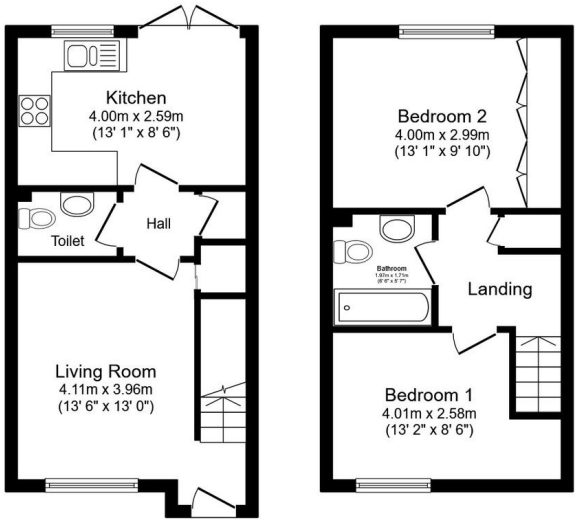
SHORT DESCRIPTION

Property Ref: 17281 Beautifully Presented Two-Bedroom Home with Nature Reserve Views and Double Parking We are delighted to present this beautifully maintained two-bedroom terraced home, ideally positioned on a peaceful and quiet road with a wonderful outlook over a nature reserve. Built just three years ago and lovingly cared for by its sole owner, the property combines the comfort and efficiency of a modern new-build home with an established garden and a warm, homely feel. From the moment you arrive, the property offers an attractive combination of practicality, modern living and beautiful surroundings. The front of the home enjoys an open outlook across the nature reserve, creating a pleasant sense of space, privacy and greenery. The ground floor features a welcoming entrance hall, a well-appointed kitchen, a bright and comfortable reception room and a convenient separate WC. The living space benefits from plenty of natural light, creating a welcoming environment for both everyday living and entertaining. To the first floor are two well-proportioned bedrooms and a modern family bathroom. Both bedrooms offer comfortable accommodation, making the property ideal for couples, first-time buyers, small families or those looking for a well-located modern home. One of the property's standout features is the beautifully maintained rear garden. A paved patio provides an excellent space for outdoor dining and entertaining, while double doors open onto a raised decking area. Raised borders offer ample opportunity for colourful planting and flowers, complemented by a generous lawned area. The garden provides a lovely private space to relax, enjoy a morning coffee or entertain friends and family during the warmer months. The property also benefits from two off-street parking spaces with a double driveway, providing excellent convenience for residents and visitors alike. Heating is provided by a gas-fired central heating system, supplying hot water through a circulated system to traditional radiators. The property is connected to mains electricity, gas, water and drainage. The location is particularly appealing, with the local train station within walking distance, providing convenient connections for commuters and those travelling further afield. The nearby Wirral Way offers excellent opportunities for walking, running and cycling, making it easy to enjoy the surrounding countryside and open spaces. With its peaceful setting, attractive nature reserve views, modern accommodation, beautifully landscaped rear garden and excellent parking provision, this is a wonderful opportunity to acquire a contemporary home that is ready to move into and enjoy. Key Features: Two-bedroom terraced house Two bathrooms, including a convenient ground-floor WC Bright and welcoming reception room Modern fitted kitchen Beautiful views overlooking a nature reserve Peaceful and quiet location Two off-street parking spaces Double driveway Attractive rear garden with patio, decking, lawn and raised borders Gas-fired central heating Mains electricity, gas, water and drainage Train station within walking distance Easy access to the Wirral Way Approximately three years old Lovingly maintained by the sole owner Modern home with an established garden Property Type: Terraced Full selling price: £230000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 40% Share price: £92000.00 Monthly rent based on 40% share: £342.30 Remaining lease (in years): 119 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £0.00 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

2	2	1
Bed Room(s)	**Bath Room(s)**	**Living Room(s)**

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

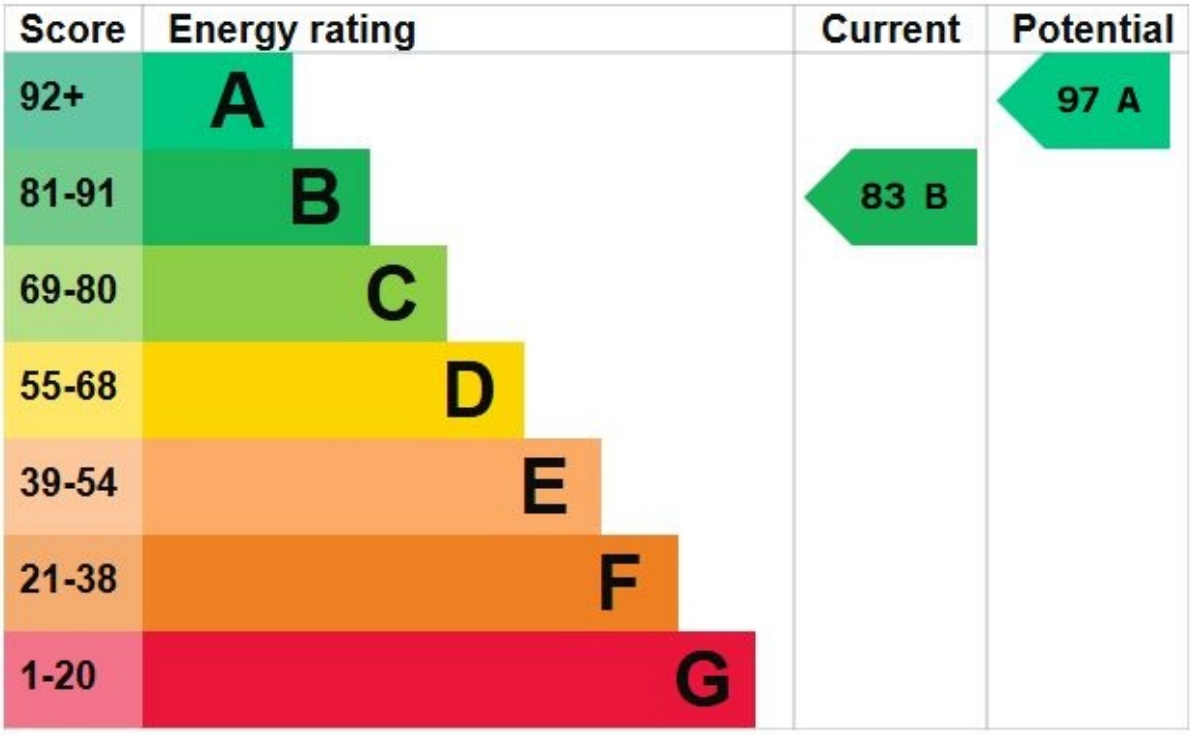


Total floor area 62.4 sq.m. (672 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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