



**Ferry Road, Eastham Village, Wirral, CH62 0AJ**

**Guide Price £295,000**

Brennan Ayre O'Neill

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JUST TAKE A LOOK AT WHAT IS ON OFFER - A typical cottage well positioned on the edge of Torr Park offering EXTENDED accommodation and a number of extras whilst oozing with character and charm. Not forgetting parking to the front and gardens to the rear.

### Approach

Well positioned, close to the entrance to Torr Park, set back with gated off road parking, access to the side and front garden. A Navy composite door opens into the porch with space to hang coats and connecting door into:

### The Accommodation

#### 3 Reception Rooms

You are spoilt for choice! Boasting 3 separate reception rooms with the first welcoming you as you enter. Dual aspect to the front and side with the focal point being the solid fuel burner which is set within the chimney breast, turned staircase and connecting door into the 2nd reception. An ideal lounge/ snug positioned at the front of the property, offering well proportioned accommodation with decorative fire and parquet flooring.

Making your way to the kitchen you will find a wide range of wall and base units finished in cream incorporating cupboards, drawers and display cabinets with integrated appliances (fridge, freezer and oven with hob above), inset sink within a complimentary worktop and part tiled splash back. You will also find built in cupboards and further storage under the stairs.

Open to the Utility which forms part of the extension with vaulted ceiling and sky light, continued fitted units and worktop with plumbing for washing machine, Belfast sink and dishwasher.

Off the utility you have the all important downstairs WC which houses the gas central heating boiler.

To complete the ground floor you have the 3rd reception space, which also forms part of the extension, with vaulted ceiling, sky light and French doors opening into a spacious rear porch which connects onto the rear yard and garden beyond.

Making your way upstairs the landing provides access to all rooms.















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