



SSTC

**SEYMOUR STREET, NEW BRIGHTON,
WIRRAL, CH45 1LA**

£189,500



A much-loved terraced home offering spacious living, open-plan kitchen dining conservatory, three bedrooms, garden, and superb New Brighton location setting.



- Much Loved 3 Bed Family Home
- Open Plan Kitchen & Dining
- Spacious Living Room
- Conservatory
- Front & Rear Gardens

- Rear Outbuildings
- On Street Parking Available
- Within Walking Distance of Local Shops, Schools and Transport Links.
- Viewings Recommend to Appreciate - Call to Book Now!
- Virtual Tour Available







Situated on the ever-popular Seymour Street, New Brighton, this much-loved terraced home offers generous living space, a flexible layout and a wonderful sense of warmth that's been carefully nurtured over many happy years.

Step inside via the inviting entrance porch and you're greeted by a spacious hallway that sets the tone for the rest of the property. To the front, a bright and comfortable living room provides the perfect place to relax, while to the rear the home really comes into its own with an open plan kitchen and dining room that flows beautifully into a charming conservatory – an ideal spot for family meals, entertaining guests or simply enjoying views of the garden all year round.

Upstairs, the first floor reveals three bedrooms, including a generous master bedroom, a good-sized second double and a versatile third room ideal as a child's bedroom, home office or nursery. A family bathroom completes the accommodation.

Outside, the home enjoys a private rear garden, perfect for summer evenings, while the location is a real highlight. Seymour Street is ideally placed for local shops, schools, transport links and New Brighton's vibrant promenade, with its beaches, cafes and leisure facilities all within easy reach.

This is a home that has clearly been loved and cared for, offering its next owners the chance to move straight in and enjoy – or to add their own stamp over time.

Early viewing is highly recommended to truly appreciate the space, charm and fantastic location on offer.

Please Note: Any fixtures and fittings should be agreed upon with the seller. If ground rent or service charges apply, please have your solicitor confirm the details, as the information provided in this advert cannot be guaranteed. These details are intended as a general guide and do not form part of any offer or contract. Buyers should not rely solely on this information and are advised to carry out their own checks or inspections. No one working for this agency is authorised to make guarantees or promises about the property. All measurements are approximate, and we have not tested any equipment (such as gas, electrical, or heating systems), so buyers should ensure everything is in working order before making any legal commitments.

Council Tax Band: B (Wirral Borough Council)

Tenure: Freehold

Parking options: On Street

Garden details: Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Entry Porch

w: 1.61m x l: 0.74m (w: 5' 3" x l: 2' 5")

UPVC Entrance Door, Wooden Internal Door, Half Brick & UPVC Porch.

Hall

w: 1.8m x l: 3.9m (w: 5' 11" x l: 12' 10")

Laminate Flooring, Radiator, Living Room Leading Off, Kitchen Access to Rear, Stairs to First Floor.

Living Room

w: 3.83m x l: 3.84m (w: 12' 7" x l: 12' 7")

Bay Window, Laminate Flooring, Anthracite Column Radiator.

Kitchen

w: 2.9m x l: 2.82m (w: 9' 6" x l: 9' 3")

Range of Wall & Base Units, Worktops, Sink with Mixer Tap, Integrated Gas Hob, Oven, Extractor, Fridge Freezer, Tiled Splashbacks, Laminate Flooring.

Dining

w: 2.69m x l: 2.79m (w: 8' 10" x l: 9' 2")

Laminate Flooring, Radiator, UPVC Door to Conservatory.

Conservatory

w: 2.15m x l: 2.9m (w: 7' 1" x l: 9' 6")

UPVC Construction, Laminate Flooring.

Landing

w: 1.85m x l: 2.57m (w: 6' 1" x l: 8' 5")

Carpeted, All Rooms Leading Off.

Bedroom 1

w: 3.43m x l: 3.05m (w: 11' 3" x l: 10')

Front Facing, Built In Wardrobes & Drawers, Carpeted, Radiator.

Bedroom 2

w: 2.64m x l: 3.34m (w: 8' 8" x l: 10' 11")

Rear Facing, Built In Wardrobe, Carpeted, Radiator.

Bedroom 3

w: 2.42m x l: 2.65m (w: 7' 11" x l: 8' 8")

Front Facing, Carpeted, Radiator.



Floor 0



Floor 1



Approximate total area^m
 873 ft²
 81.2 m²

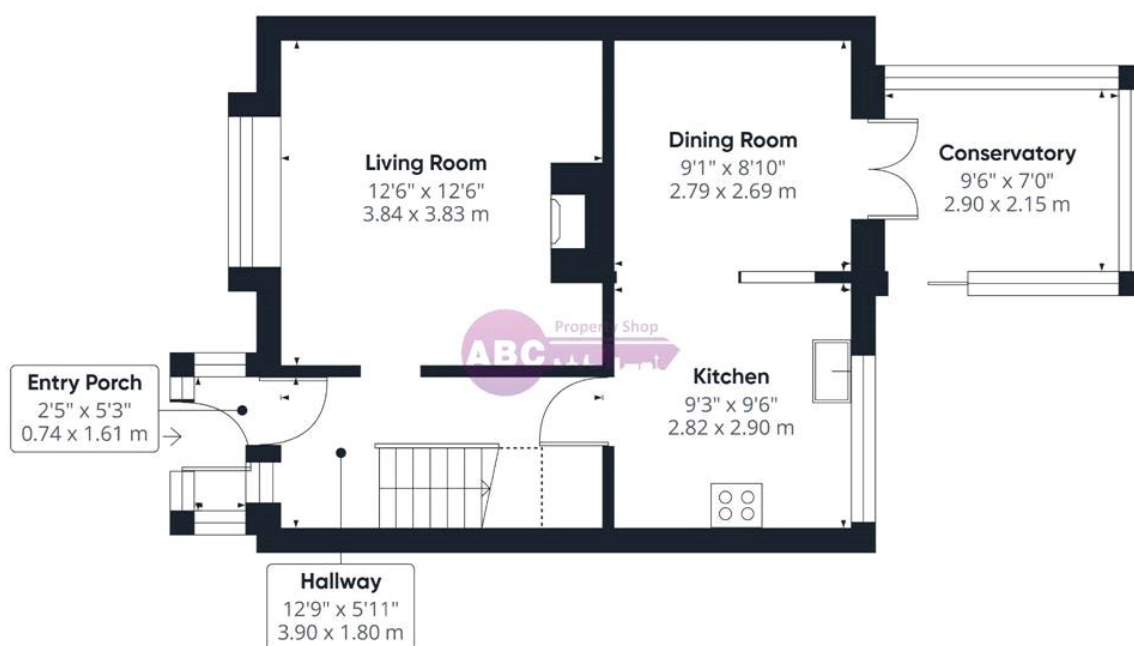
Reduced headroom
 9 ft²
 0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Approximate total area^m
 485 ft²
 45 m²

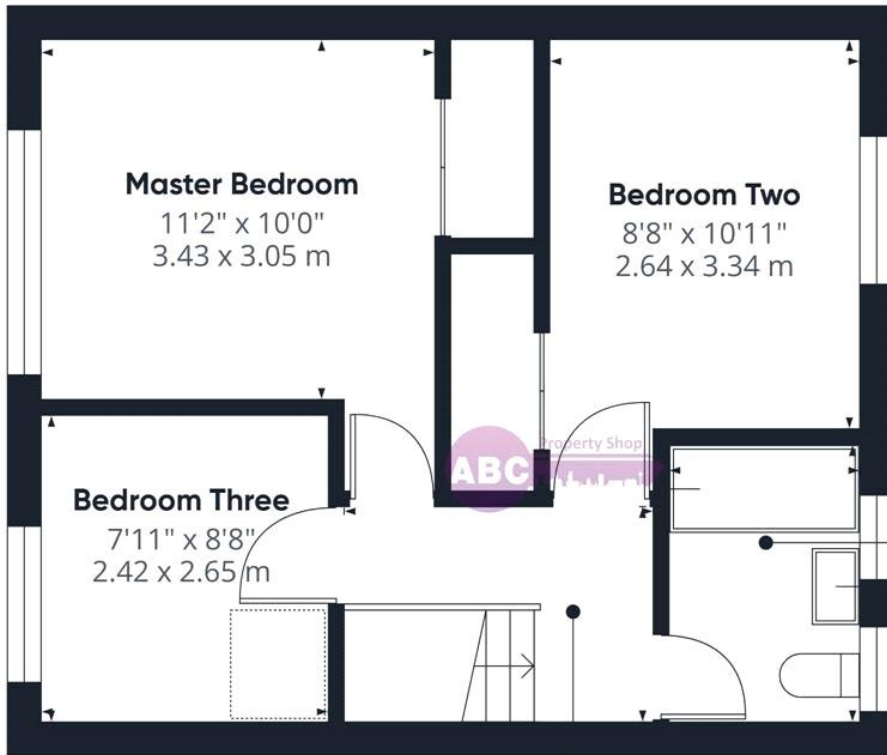
Reduced headroom
 9 ft²
 0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾
388 ft²
36.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

