

Cameron Mackenzie

0151 480 0123

6 Fernwood Hall, The Orchard, Huyton



Price £180,000



### *In brief...*

- ▶ Grade II Listed Building
- ▶ First Floor Triplex Apartment
- ▶ Lounge/Dining Room
- ▶ Kitchen & Modern Bathroom
- ▶ Two Double Bedrooms
- ▶ Master With Ensuite Wet Room
- ▶ Gas Central Heating
- ▶ Viewing Essential

Huyton Office: 17 Tarbock Road, Huyton, L36 5XN

[www.cameronmackenzie.co.uk](http://www.cameronmackenzie.co.uk)

## 6 Fernwood Hall, The Orchard, Huyton

Cameron Mackenzie are delighted to offer for sale this well presented first floor triplex apartment. Fernwood Hall is a Grade II listed building situated in a desirable location off The Orchard in Huyton. The local area boasts a range of amenities including schools and shopping centres, a train and bus station and with the motorway network also nearby. The accommodation briefly comprises of entrance hall, master bedroom suite with wet room to the first floor, lounge/dining room, fitted kitchen and modern bathroom to the upper floor and a further double bedroom to the second floor. Outside there are communal gardens and two allocated parking spaces. The property benefits from a gas central heating system and viewing is strongly advised to appreciate the quality of the accommodation on offer.

**Communal Entrance** Spacious communal hall with spindle balustrade staircase and roof light.

**Entrance Hall** With storage cupboard, stairs to first floor and laminate flooring.

**Inner Hall** with door to ensuite and stairs to master bedroom.

**Ensuite** 2.79m (9' 2") x 1.71m (5' 7") comprising of a modern three piece suite including shower enclosure with glazed screen, rainwater fitment and recessed wall mounted controls, wall hung wash hand basin with waterfall tap, low level WC, heated chrome towel rail, tiled walls and floor, spot lighting, window to the side elevation.

**Master Bedroom** 4.89m (16' 1") x 4.21m (13' 10") double room with laminate flooring, sash window and spot lighting.

### UPPER FLOOR

**Hallway** With laminate flooring, spot lighting, skylight and stairs to second floor.

**Lounge/Dining Room** 4.81m (15' 9") x 4.72m (15' 6") with laminate flooring, windows to the front and side elevations, spot lighting.

**Kitchen** 3.54m (11' 7") x 3.33m (10' 11") equipped with a range of base and wall units, granite working surfaces and upstands, double Belfast sink, integrated freezer and dishwasher, space for range cooker with chimney extractor hood over, tiled floor, spot lighting and sash window to the side elevation..

**Bathroom** 2.90m (9' 6") x 2.85m (9' 4") modern suite comprising of a claw foot roll top bath with free standing tap, double bowl vanity wash hand basin with wall mounted taps and tiled splashback, heated chrome towel rail, tiled floor, spot lighting and sash window to the side elevation.

**Bedroom 2** 4.29m (14' 1") x 3.84m (12' 7") double room with two Velux windows.

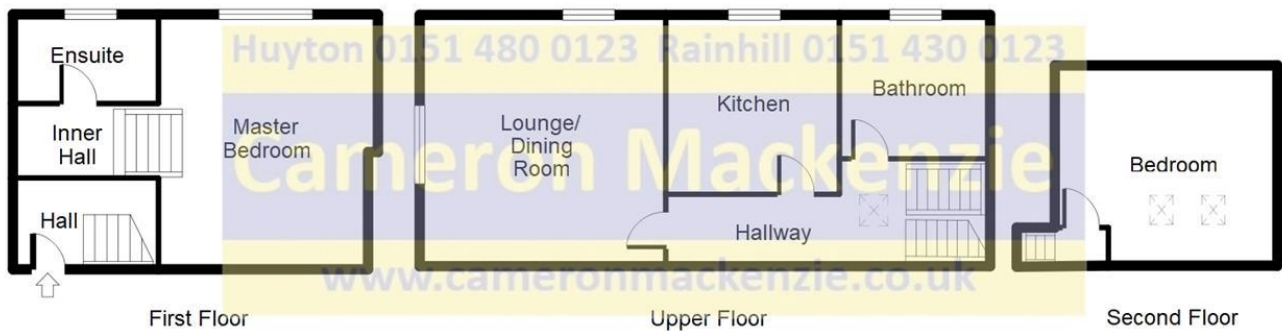
**OUTSIDE**

**Gardens & Parking** Communal garden area, laid to lawn, private residents parking with two allocated spaces.

**VIEWING:** Viewing is strictly by appointment with our Huyton office on 0151 480 0123.

**PLEASE NOTE:** These particulars are believed to be correct but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must satisfy themselves as to their accuracy. None of the above appliances/services have been tested and we recommend purchasers arrange for a qualified person to carry out checks before legal commitment. All measurements are to a maximum.

**MORTGAGE ADVICE:** Talk to our Independent Mortgage Advisor. This is a free service which is available on this or any other property you may be interested in & you are under no obligation whatsoever to take advantage of this service.



This floor plan is for illustrative purposes only  
and should not be relied upon for accuracy.

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