



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

## Fishers Lane, Pensby, CH61 5XB

£900 PCM

3 Bedroom null Reception 2 Bathroom C

\*\*\* Incredible Three Bedroom House - Downstairs Bedroom & Shower Room - Available Mid May \*\*\*

Hewitt Adams is delighted to offer TO LET this stunning Three Bedroom, Two Bathroom End Terrace on Fishers Lane, Pensby which has a lovely open aspect view of Ridgewood Park to the rear.

The property is in immaculate condition with an ultra modern downstairs Shower room and additional Bathroom upstairs.

In brief the ground floor of the property consists of: Entrance Porch, Hallway, Lounge/Diner, Kitchen, Shower Room and a Bedroom. The first floor offers two further Bedrooms and a Bathroom.

Externally there is a large Driveway and sunny rear Garden.

Unfurnished, Small Pets Considered, No Smokers, Available Mid May 2025



Entrance Porch

uPVC door to the Porch with a timber and glazed door to the Hallway.

Hallway

Radiator, staircase to the first floor accommodation.

Kitchen

10'08x7'07 (3.25mx2.31m)

Wall and base units with worktops, inset sink and drainer with mixer tap, integrated electric oven, hob and extractor fan, window to the rear elevation.

There is a free standing washing machine included in the rental but it will not be maintained or replaced by the landlord if it breaks.

Inner Hallway

Tiled floor, access to Bedroom 3 and the Shower Room, uPVC door to the Garden.

Shower Room

Shower cubicle, electric shower, WC, wash basin vanity unit with mixer tap, tiled walls and floors, heated towel radiator, window to the rear elevation.

Lounge/Diner

20x10'05 (6.10mx3.18m)

Window to the front elevation and French doors to the rear elevation, two radiators.

Bedroom 3

12'02x8'06 (3.71mx2.59m)

Window to the front elevation, radiator, laminate flooring.

Landing

Window to the side elevation.

Bedroom 1

13'0x9'03 (3.96mx2.82m)

Window to front elevation, radiator, fitted wardrobes.

Bedroom 2

10'08x10'05 (3.25mx3.18m)

Window to rear elevation, radiator, fitted wardrobes.

Bathroom

Bath with mixer tap and shower attachment, WC and wash basin with mixer tap vanity unit, heated towel rail, tiled walls and floors, window to the rear elevation.

Externally - Front Elevation

Large Driveway.

Externally - Rear Elevation

A beautifully landscaped rear Garden which is mainly laid to lawn with a paved patio area, fenced boundaries and a garden shed.

