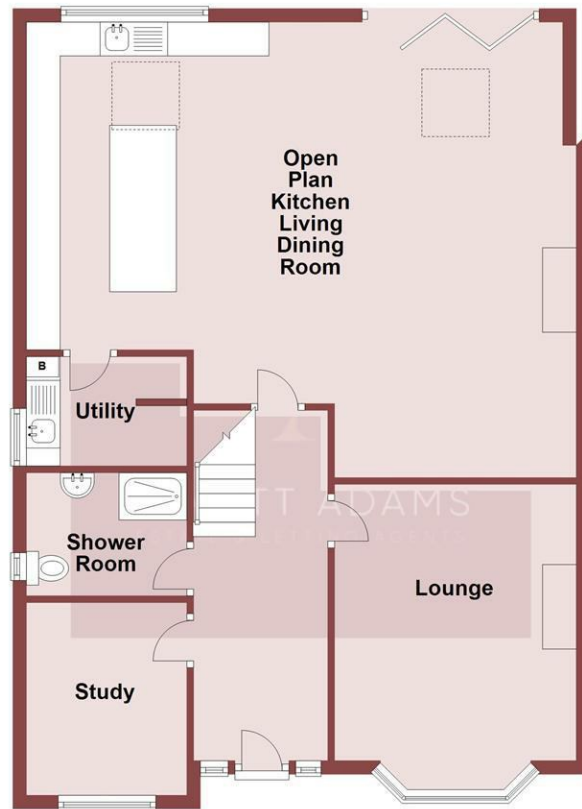




Ground Floor



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.

Pensby Road, Wirral, Merseyside CH61 5UB

Offers Over £450,000

4 Bedroom 2 Reception 2 Bathroom

****Wow Factor - Four Bedroom - Extended Family Home - Huge Open-Plan Kitchen - South Westerly Facing - Must View****

Hewitt Adams is excited to market this EXCEPTIONAL four bedroom EXTENDED family home on Pensby Road. Boasting a HUGE OPEN-PLAN kitchen and living room, with a separate lounge and another play-room / office. Coming to the market in immaculate SHOW-HOME CONDITION.

With FOUR DOUBLE BEDROOMS and both a DOWNSTAIRS SHOWER-ROOM and FAMILY BATHROOM.

In brief the accommodation affords: entrance hall, lounge, study, open-plan kitchen and family room, utility, downstairs shower-room. Upstairs there are FOUR bedrooms which are all doubles, and a further family bathroom.

With a LARGE DRIVEWAY affording parking for at least four cars, and a SOUTH WESTERLY FACING rear garden with patio and lawn.

Coming to the market in IMMACULATE CONDITION with a MODERN & STYLISH INTERIOR.

Call Hewitt Adams on 0151 342 8200 to request a viewing.

Front Entrance

Into:

Hall

Staircase, radiator

Lounge

11'10" x 15'8" (3.63 x 4.80)

Fireplace, radiator, power points, TV point, double glazed window

Study / Play-room

7'9" x 9'4" (2.38 x 2.85)

Double glazed window, radiator, power points

Open Plan Kitchen & Family Room

26'8" x 22'11" (8.13 x 7.00)

Stunning WOW-FACTOR extended kitchen dining and family room with central island with quartz worktop, fitted wall and base units, inset sink, integrated ovens x 2, integrated dishwasher, extractor fan, hob, space for fridge freezer, bi-folds, VELUX x 2, double glazed window, TV point, log-burning stove

Utility

Space and plumbing for a washer dryer, inset sink, wall-mounted boiler

Shower-Room

Comprising shower, low level W.C wash hand basin, tiled floor, towel rail

UPSTAIRS

Bedroom One

16'2" x 10'7" (4.95 x 3.25)

Double glazed window, radiator, power points, TV point, wardrobes

Bedroom Two

13'1" x 10'7" (3.99 x 3.24)

Double glazed window, radiator, power points, wardrobes

Bedroom Three

9'11" x 14'7" (3.03 x 4.46)

Double glazed window, radiator, power points

Bedroom Four

7'10" x 9'0" (2.39 x 2.76)

Double glazed window, radiator, power points

Bathroom

Comprising bath with shower above, low level W.C, wash hand basin, towel rail, tiled floor, double glazed window

EXTERNALLY

Front Aspect - Driveway parking for several cars. Lawned front garden.

Rear Aspect - Southerly facing rear garden with patio, and large lawned garden.

