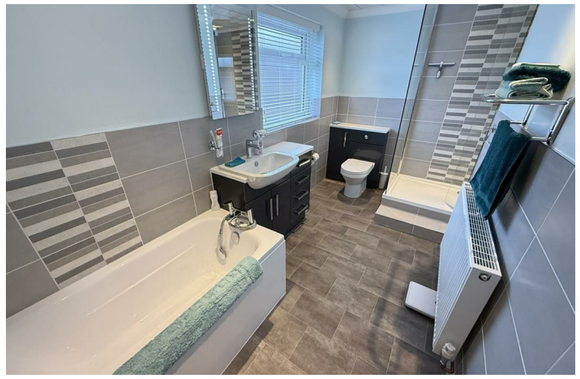

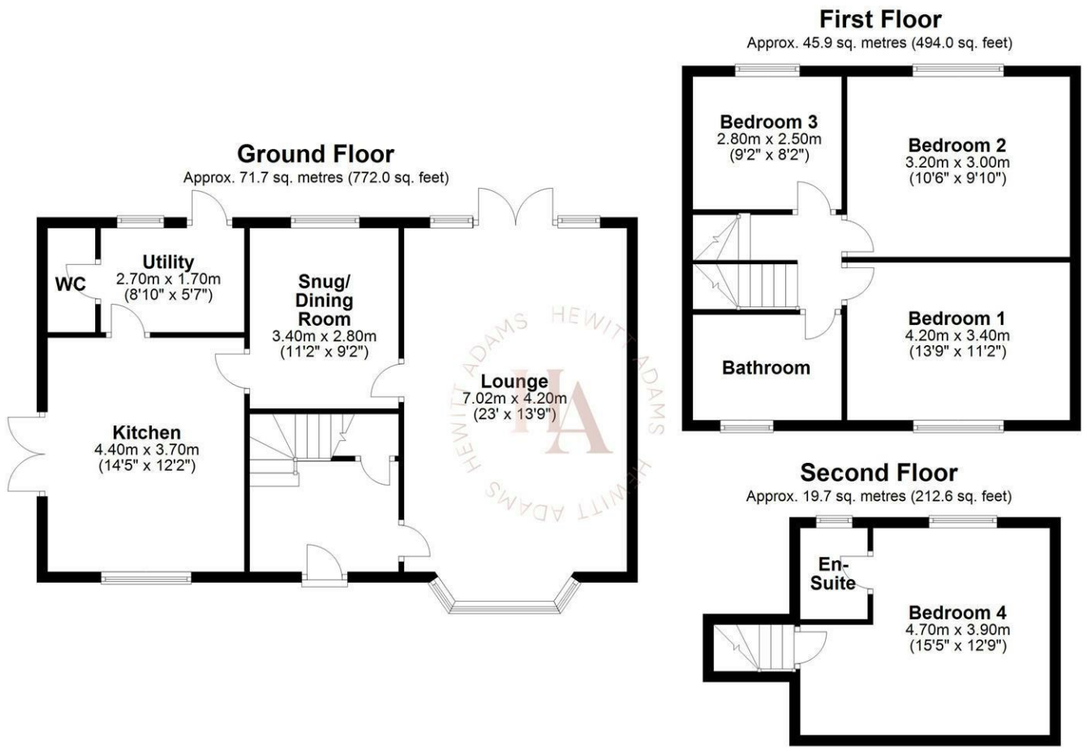

Total area: approx. 137.4 sq. metres (1478.6 sq. feet)
For illustration purposes only - not to scale

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HEWITT ADAMS
ESTATE & LETTING AGENTS

Holmesway, Pensby, CH61 5XJ

Offers Over £350,000

4 Bedroom | 2 Reception | 2 Bathroom

Immaculate Four Bedroom - 2.5 Bathroom - Extended Family Home - Sought After Pensby Location

Hewitt Adams is thrilled to offer to the market this LARGE family home located on Holmesway in Pensby. The property offers FOUR BEDROOMS, TWO BATHROOMS (plus downstairs W.C.)

Extended to the LOFT and to the SIDE - this is a substantial property. The family lounge is also a very GENEROUS size. With modern kitchen and bathrooms.

In brief the accommodation affords: entrance hall, lounge, dining room / snug, kitchen, utility room, W.C. The first floor offers three bedrooms and a family bathroom. And the loft extension provides a further bedroom and en-suite.

The property is equally impressive outside! With TWO DRIVEWAYS, a detached garage and a pristine LANDSCAPED rear garden.

The agents cannot recommend interested parties view this property enough! It comes to the market in EXCEPTIONAL CONDITION.

Call Hewitt Adams on 0151 342 8200 to view.

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Front Entrance
Double glazed front door with side windows into:

Hall
Staircase, under-stairs cloaks cupboard

Lounge
13'9" x 23'7" (4.2 x 7.2)
Double glazed large Bay window to front aspect, double glazed patio doors with side windows to the rear aspect, fireplace, radiator, power points, oak flooring

Snug / Dining Room
9'2" x 11'1" (2.8 x 3.4)
Double glazed window, radiator, power points

*Currently used as a sung. Could be readily used as a dining room.

Kitchen
15'1" x 12'1" (4.6 x 3.7)
Modern stylish kitchen with integrated appliances, central island, oak worktops, inset double sink, double glazed patio doors, double glazed window, door into:

Utility
5'6" x 8'10" (1.7 x 2.7)
Space and plumbing for washing machine, inset double sink and cupboards, double glazed window, rear door, door into:

W.C.
W.C, wash basin, double glazed window

FIRST FLOOR

Bedroom 1
13'9" x 11'1" (4.2 x 3.4)
Double glazed window, radiator, power points

Bedroom 2
10'5" x 9'10" (3.2 x 3.0)
Double glazed window, radiator, power points

Bedroom 3
9'2" x 7'10" (2.8 x 2.4)
Double glazed window, radiator, power points

Bathroom
Modern stylish four-piece suite comprising bath, large walk-in shower, low level W.C, wash basin vanity, double glazed window, towel rail, radiator

SECOND FLOOR

Bedroom 4
15'5" x 12'9" (4.7 x 3.9)
Double glazed window, radiator, power points, built-in wardrobes and drawers, eaves storage, door into:

En-Suite
Comprising shower, low level W.C, wash basin vanity, double glazed window

EXTERNALLY
Front Aspect - Large driveway

Side Aspect - Additional driveway and Garage with power and lighting

Rear Aspect - Immaculate garden, landscaped with Indian stone patio and lawn. With a summerhouse.

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