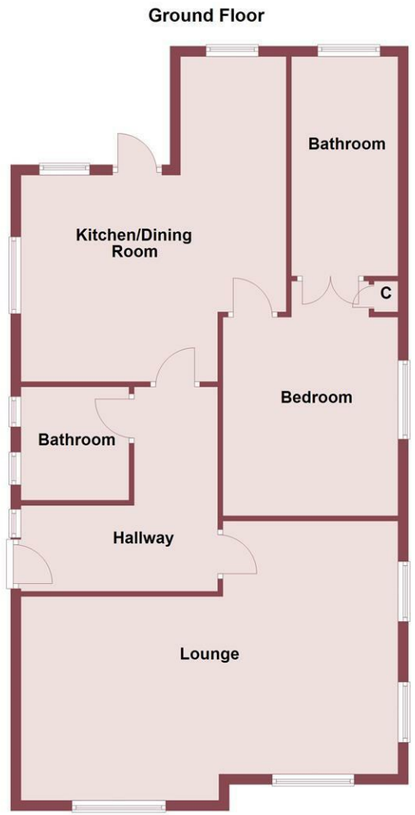

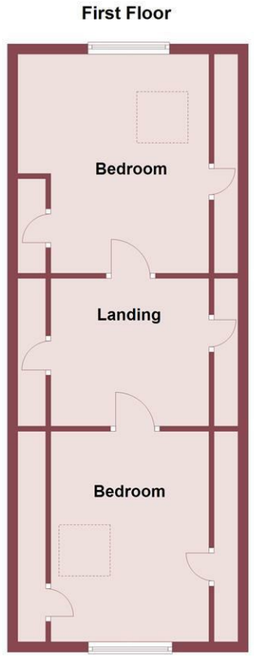

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HEWITT ADAMS
ESTATE & LETTING AGENTS

Ridgemere Road, Pensby, Wirral CH61 8RN

£230,000

3 Bedroom | 2 Reception | 2 Bathroom | C

Highly Sought-After Location - No Onward Chain - Converted Loft Space - Huge Scope and Potential

Hewitt Adams are delighted to be the agent of choice to market for sale this deceptively spacious and extended, three bedroom detached bungalow on the ever so popular Ridgemere Road A short walk/drive from excellent local amenities, good transport links and a fantastic school catchment. The bungalow does require modernisation but offers bright and hugely spacious accommodation and further affords double glazing, gas central heating and ample off road parking.

The accommodation in brief comprises; porch, entrance hallway, spacious lounge, kitchen/diner, double bedroom and a huge ensuite to the ground floor and a shower room. The first floor which has been converted has two further double bedrooms.

Externally, to the front of the property there is a driveway providing ample off road parking, front garden, side access into the garden.

The garden is low maintenance and has a high degree of privacy. Being mainly laid to lawn with secure boundaries, large patio area, garden shed.

Early viewing is highly advised to fully appreciate what this property has to offer.

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Porch
Timber front door to porch, further door to hallway.

Entrance Hallway
13'00 x 8'11 (3.96m x 2.72m)
Stairs to first floor, central heating radiator, meter cupboard, doors to;

Lounge
22'03 x 17'10 (6.78m x 5.44m)
Tow windows to front elevation, windows to side, two central heating radiators, gas fireplace.

Kitchen/Diner
20'02 x 10'11 (6.15m x 3.33m)
A range of wall and base units with work surface incorporating sink and drainer, cooker, space for fridge, freezer, windows to rear and side aspects, French doors to garden, radiator, fireplace, storage cupboards.

Bedroom 1
13'04 x 10'11 (4.06m x 3.33m)
Window to side elevation, central heating radiator, fitted wardrobes, doors to large ensuite.

Ensuite
17'01 x 7'05 (5.21m x 2.26m)
An extremely spacious ensuite comprising; WC, bidet, sunken bath, double wash hand basins, large walk in shower, radiator.

Shower Room
6'02 x 5'10 (1.88m x 1.78m)
Comprising; WC, wash hand basin with vanity, large shower, radiator, windows to side elevation.

First Floor Landing
11'01 x 10'10 (3.38m x 3.30m)
Velux window, eaves access, doors to;

Bedroom 2
14'05 x 11'00 (4.39m x 3.35m)
Window to rear elevation, Velux window, eaves access.

Bedroom 3
12'05 x 10'11 (3.78m x 3.33m)
Window to front elevation, Velux window, eaves access.

Externally
The garden is low maintenance and has a high degree of privacy. Being mainly laid to lawn with secure boundaries, large patio area, garden shed.

Disclaimer
Vendors & Agents can't confirm re building regs for the upstairs - Buyers are advised to make their own investigations.

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