



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room 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, Merseyside CH61 8SD

£184,950

🛏️ 3 Bedroom 🛋️ 4 Reception 🚿 1 Bathroom 📊

Extended Three Bedroom Semi-Detached House With Good Usable Loft Space

Hewitt Adams is delighted to offer For Sale this well presented and EXTENDED Three Bedroom Semi-Detached house on Fishers Lane, which is within walking distance to Pensby High School, shops, amenities and transport links.

The vendor has advised us that in recent years the property has had a new kitchen, double glazed windows, gutters and a glow worm combination boiler*

In brief the ground floor of the property consists of: Entrance Porch, Lounge, Dining Room, Sitting Room, Kitchen, Sun Room and Utility Room. The first floor offers Three Bedrooms and a Shower Room. There is a very good and usable loft space that the current owner are using as a Bedroom. Externally there is a block paved frontage which could be converted into a Driveway** and sunny rear Garden.

Please call Hewitt Adams today on 0151 342 8200 to arrange a viewing.

Entrance

UPVC door to the Porch which has windows to both side elevations and a second UPVC door into the Lounge.

Lounge

20'0x11'02 (6.10mx3.40m)

Window to the front elevation, radiator, laminate flooring, inset feature gas fire, staircase to the first floor accommodation.

Dining Room

13'0x8'06 (3.96mx2.59m)

Open plan to the Sitting Room and Kitchen, laminate flooring.

Sitting Room

8'11x7'03 (2.72mx2.21m)

Sliding patio doors to the rear elevation, laminate flooring.

Kitchen

8'06x6'08 (2.59mx2.03m)

Wall and base units with worktops, inset sink, drainer and retractable mixer tap, tiled splash back to the walls, laminate flooring. Integrated appliances include: Electric oven, gas hob and extractor fan. Archway with inset feature spot lights to the Sun Room.

Sun Room

7'10x7'09 (2.39mx2.36m)

Sliders to the rear elevation, UPVC door to the side elevation, radiator,

Utility Room

9'02x7'02 (2.79mx2.18m)

Space and plumbing where needed for a free standing washing machine, dishwasher, drier and tall fridge freezer, window to the side elevation.

First Floor Landing

Radiator, access to the Bedrooms, Bathroom and Loft Space.

Bedroom 1

11'04x11'02 (3.45mx3.40m)

Window to the front elevation, radiator, fitted wardrobes and bedroom furniture.

Bedroom 2

10'08x6'11 (3.25mx2.11m)

Window to the rear elevation, radiator, fitted wardrobes and cupboard.

Bedroom 3

7'11x6'11 (2.41mx2.11m)

Window to the front elevation, radiator, fitted wardrobes and bedroom furniture.

Wet Room

Walk in shower cubicle with wall hung electric shower, WC, wash basin vanity unit with taps, partially tiled walls, window to the rear elevation.

Loft Space

A good space that is currently being used a Bedroom. The room has a radiator, Velux sky light and eaves storage space.

Externally - Front Elevation

Blocked paved pathway, privacy hedgerow

Externally - Rear Elevation

A sunny and landscaped rear Garden comprising of: Paved patio area, laid to lawn sections, fenced boundaries, various sheds, two of which have a power supply.

Disclaimer

*Hewitt Adams Ltd have not seen the paperwork relating to this, a buyer should make their own checks prior to purchase, as Hewitt Adams Ltd cannot be held responsible in any way for the content within this brochure.

** Subject to the usual planning consents the new owner could create a Driveway.

