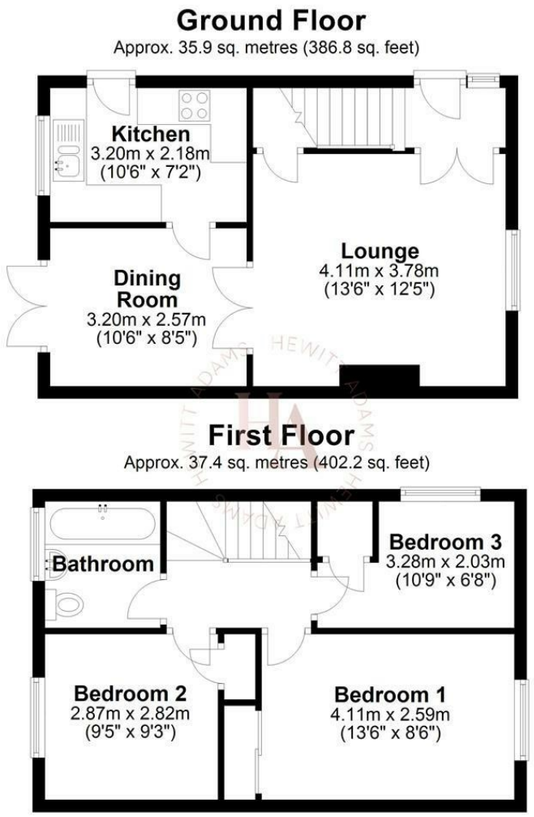

Total area: approx. 73.3 sq. metres (789.0 sq. feet)
For illustration purposes only - not to scale

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HEWITT ADAMS
ESTATE & LETTING AGENTS

Chatsworth Road, Pensby, Wirral CH61 8RX

Offers Over £350,000

3 Bedroom | 2 Reception | 1 Bathroom

What an opportunity! A Three Bedroom Semi With 3.2 ACRES!

Hewitt Adams is delighted to offer to the market this incredibly rare opportunity to acquire a three-bedroom semi-detached home in a sought-after part of Pensby, complete with approximately 3.2 acres of agricultural/equestrian land behind!

Set within a popular Pensby cul-de-sac, the property backs directly onto its own land, making it an ideal purchase for buyers with equestrian needs or those seeking additional outdoor space.

In brief, the accommodation comprises an entrance hall, lounge, dining room and modern kitchen. Upstairs, there are three bedrooms and a shower room, with the rear bedroom enjoying fantastic views across the fields.

Externally, the property benefits from off-road driveway parking, a garage, a landscaped rear garden laid to patio and lawn. With access to the 3.2 ACRE PADDOCKS beyond.

Opportunities like this rarely come to the market, and high levels of interest are anticipated. Interested parties are strongly advised to contact Hewitt Adams without delay.

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Front Entrance
Into;

Hall
Staircase

Lounge
13'5" x 12'4" (4.11 x 3.78)
Double glazed window, fireplace, radiator, opens into;

Dining Room
11'1" x 8'5" (3.4 x 2.57)
Double glazed doors to garden, radiator, power points, door into kitchen

Kitchen
10'5" x 7'1" (3.2 x 2.18)
Wall and base units, inset sink, integrated oven and hob, spaces for white goods, double glazed window, side door

UPSTAIRS

Bedroom One
13'5" x 8'5" (4.11 x 2.59)
Double glazed window, radiator, power points

Bedroom Two
9'4" x 9'3" (2.87 x 2.82)
Double glazed window, radiator, power points

Bedroom Three
10'9" x 6'7" (max) (3.28 x 2.03 (max))
Double glazed window, radiator, power points

Shower-Room
Comprising shower, low level W.C, wash hand basin, towel rail, double glazed window

EXTERNALLY
Front Aspect - Driveway, lawned front garden, access to the garage and rear garden

Rear Aspect - Comprising patio, lawned garden - backing onto fields. (3.2 Acres of which are included in the sale!)

Council Tax Band

C

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