



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.

Langdale Avenue, Pensby, Wirral CH61 5XP

Offers Over £325,000

 3 Bedroom  2 Reception  3 Bathroom  C

****Fantastic 3/4 Bedroom Dormer Bungalow - Superb Condition - 3 Bathrooms - Large Plot****

Hewitt Adams is excited to offer to the market this LARGE 3/4 bedroom dormer bungalow on Langdale Avenue in Pensby.

Occupying a CORNER PLOT the home offers generous front, rear and side gardens, driveway and a garage and boasts a fantastic DORMER EXTENSION that has created two great bedrooms - one with en-suite, and a bathroom. All the BATHROOMS ARE MODERN, as is the kitchen.

In brief the accommodation affords; entrance hall, lounge, dining room / bedroom, kitchen, ground floor bedroom, bathroom. Upstairs there are two double bedrooms - including one en-suite, and a bathroom.

With immaculate front and rear gardens, large driveway and a detached rear garage / utility.

If you're looking for a VERSATILE and future-proofed bungalow / dormer bungalow but do not want to compromise on living space..then this one is not to be missed! Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into;

Hall

Staircase to first floor, radiator, power points, Karndean flooring

Lounge

10'2" x 17'8" (3.1 x 5.4)

Double glazed window, radiator, power points, TV point, log-burner, Karndean flooring

Dining Room / Optional Bedroom

13'9" x 10'9" (4.2 x 3.3)

Double glazed patio door to garden, radiator, power points, Karndean flooring, TV point

Kitchen Diner

9'10" x 16'0" (3.02 x 4.9)

Good sized dining kitchen with fitted wall and base units, inset sink, integrated appliances, double glazed windows, radiator, power points, Karndean flooring

Shower-Room

Comprising shower, low level w.c, wash hand basin, towel rail, double glazed window

Bedroom

9'10" x 11'9" (3.0 x 3.6)

Double glazed window, radiator, power points

UPSTAIRS

Bedroom

13'9" x 13'5" (4.2 x 4.1)

Double glazed window, radiator, power points, door into;

En-suite

Comprising shower, low level W.C, wash hand basins (His & Hers), towel rail, double glazed window

Bedroom

10'9" x 11'1" (3.3 x 3.4)

Double glazed window, radiator, power points, velux, eaves storage

Bathroom

Comprising bath with shower above, low level w.c, wash hand basin, towel rail, double glazed window

EXTERNALLY

With immaculate front and rear gardens, large driveway and a detached rear garage. With a large lawned front garden with beautifully stocked borders and flowerbeds, and with a sun-trap of a rear patio garden with pergola. With a detached garage/utility space.

