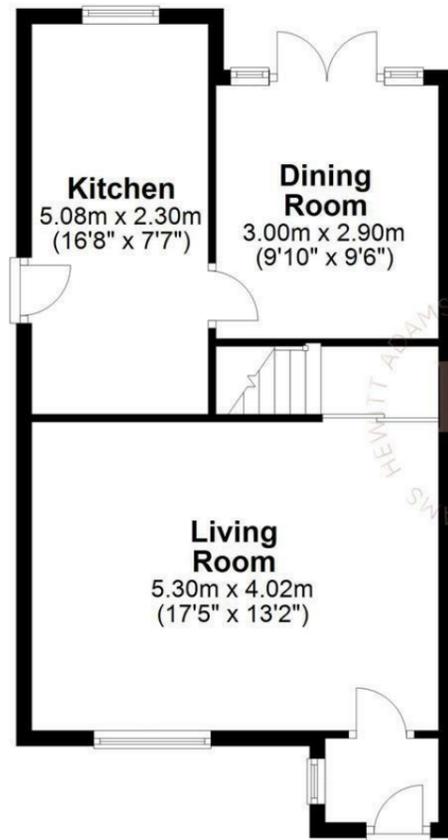




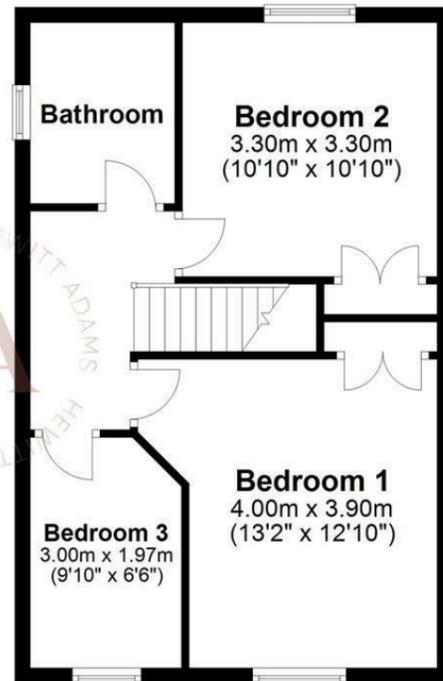
**Ground Floor**

Approx. 47.2 sq. metres (508.5 sq. feet)



**First Floor**

Approx. 44.4 sq. metres (478.3 sq. feet)



Total area: approx. 91.7 sq. metres (986.8 sq. feet)  
For illustration purposes only - not to scale

**Rydal Close, Pensby, Wirral CH61 5XR**  
**£265,000**

3 Bedroom 2 Reception 1 Bathroom

**\*\*Three Bedroom Semi - Well Maintained - No Onward Chain - South Facing Garden - Ideal First Time Buy\*\***

Hewitt Adams is pleased to offer to the market this THREE BEDROOM semi on the ever popular Rydal Close in Pensby. Located at the head of the cul-de-sac the property has a SOUTH FACING garden with a sunny aspect. Number 17 Rydal Close has been a cherished family home for over 35 years, with the owners sad to leave after many happy years - but excited at the prospect of a new family making their own memories inside its walls!

Sold with NO ONWARD CHAIN the property comes to the market in well maintained condition and a new buyer could move in very comfortably and then just put their own stamp on the property.

In brief the accommodation affords; entrance porch, lounge, dining room, kitchen. Upstairs there are three bedrooms and a bathroom.

With a good sized driveway, detached garage and a SOUTH FACING garden with patio and lawn.

Call Hewitt Adams on 0151 342 8200 to view.

**Front Entrance**

Into;

**Porch**

Door into;

**Lounge**

Double glazed window, radiator, power points, log-burner, wooden flooring

**Dining Room**

9'10" x 8'10" (3.00 x 2.7)

Double glazed door to garden, radiator, power points, door into kitchen, wooden flooring

**Kitchen**

7'6" x 16'7" (2.3 x 5.08)

Wall and base units, inset sink, cooker and white-goods, double glazed window, side door, tiled floor

**UPSTAIRS**

**Bedroom One**

13'1" x 13'1" (4.00 x 3.99)

Fitted wardrobes, double glazed window, radiator, power points

**Bedroom Two**

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

Integral wardrobes, double glazed window, radiator, power points

**Bedroom Three**

9'10" x 6'5" (3.00 x 1.97)

Double glazed window, radiator, power points

**Bathroom**

Comprising shower, low level W.C, wash hand basin, double glazed window, tiled floor

**Loft**

Fully floored with electric lighting

**EXTERNALLY**

Front Aspect - Driveway, Garage

Rear Aspect - SOUTH FACING garden with patio and lawn, pond, greenhouse.

