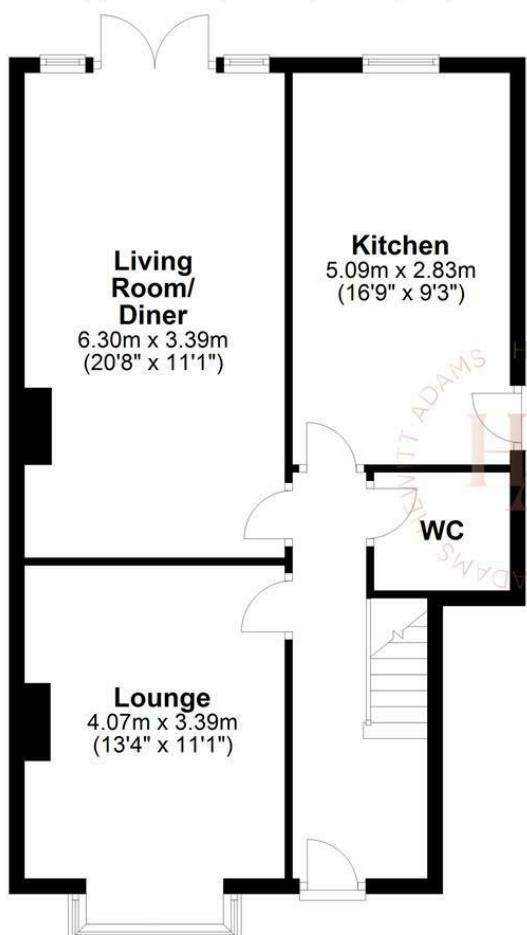




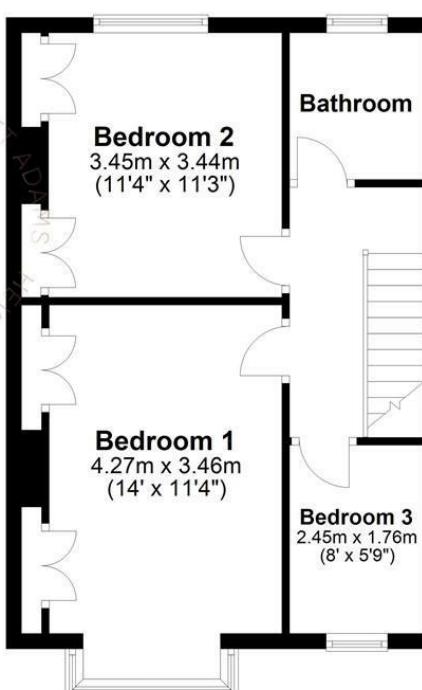
### Ground Floor

Approx. 63.2 sq. metres (680.7 sq. feet)



### First Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



Total area: approx. 105.8 sq. metres (1138.4 sq. feet)  
For illustration purposes only - not to scale



**Ashlea Road, Pensby, Wirral CH61 5UW**  
**Offers Over £300,000**

3 Bedroom 2 Reception 1 Bathroom D

\*\*Extended Three Bedroom Semi - Beautifully Landscaped Garden - Sought After Location\*\*

Hewitt Adams is delighted to offer to the market this three bedroom semi which has been extended to the rear and side to boast a large living room/diner, a wider kitchen, and a downstairs W.C.

Ashlea Road is a POPULAR ROAD close to shops and bus links, and on the door-step of Heswall - less than a minute's drive away. Within the CATCHMENT AREA of great local schools.

In brief the accommodation affords: entrance porch, hall, lounge, living room/diner, kitchen, W.C. Upstairs there are three bedrooms (the smallest being utilised as a dressing room) and a modern bathroom.

The property is in IMMACULATE CONDITION and also offers driveway parking for two cars to the front. With a beautifully landscaped rear garden, mainly laid to lawn and patio with a winding gravel path to the garden shed (that has power!)

Call Hewitt Adams on 0151 342 8200 to view.

### Front Entrance

Into:

### Hall

Stairs to first floor, radiator

### Lounge

11'1" x 13'4" (3.40 x 4.07)

Double glazed bay window, radiator, power point, gas fire

### Living Room Diner

11'1" x 20'8" (3.39 x 6.30)

Double glazed window and patio doors to the rear, radiator, power point, gas fire, large space for dining table and chairs

### Kitchen

9'3" x 16'8" (2.83 x 5.09)

Shaker style wall and base units, inset sink, CountryChef, range cooker, space for fridge freezer, space for dishwasher, space and plumbing for washing machine, double glazed window, radiator, door to side

### W.C.

5'9" x 5'0" (1.77 x 1.54)

W.C, wash hand basin

### First Floor

#### Bedroom One

11'4" x 14'0" (3.46 x 4.27)

Double glazed window, radiator, power point, integral wardrobes

#### Bedroom Two

11'3" x 11'3" (3.45 x 3.44)

Double glazed window, radiator, power point, integral wardrobes

#### Bedroom Three

5'9" x 8'0" (1.76 x 2.45)

Double glazed window, radiator, power point, integral wardrobes

Currently used as a walk in wardrobe.

### Bathroom

5'6" x 6'3" (1.69 x 1.91)

Comprising bath with shower above, w.c, wash hand basin vanity, towel rail, tiled walls

### Externally

Driveway parking for two cars to the front. With a beautifully landscaped rear garden, mainly laid to lawn and patio with a winding gravel path to the garden shed (that has power!)

