



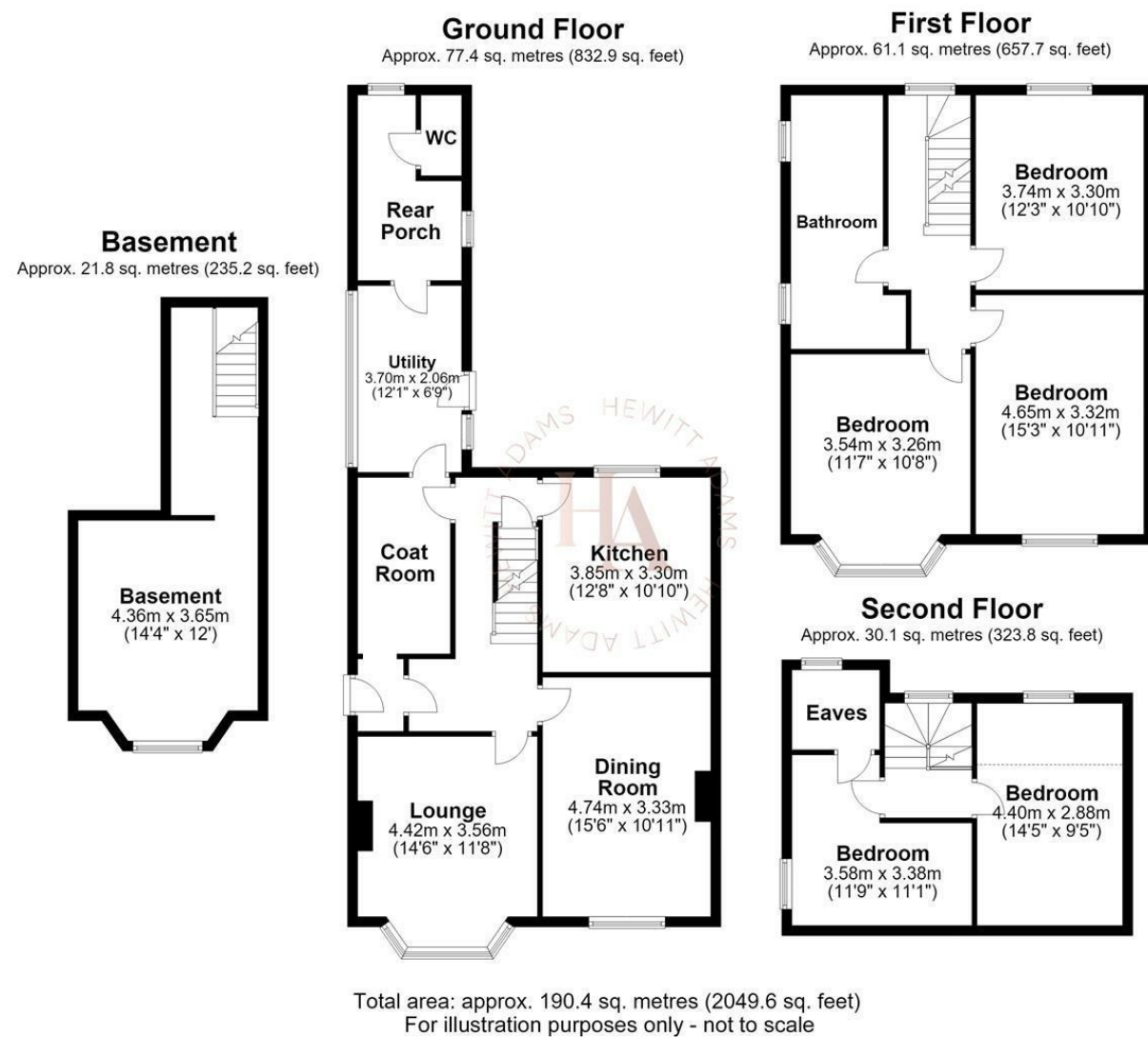
Hewitt Adams is delighted to offer to the market this impressive and generously proportioned five bedroom period semi-detached family home, occupying a highly sought-after position on Pensby Road, just a stone's throw from the centre of Heswall and its excellent range of shops, cafés and amenities.

A much-loved family home for many years, the property offers an exciting opportunity for a new owner to modernise and personalise it to their own taste. Sensibly priced to reflect the updating required, it represents a rare chance to create a forever family home in one of Heswall's most desirable locations.

Given its superb location, substantial accommodation and abundance of character, the property is perfectly suited to growing families. In brief, the accommodation comprises an entrance hall, lounge, dining room, kitchen, utility room and downstairs WC. The property also benefits from a basement level which, whilst currently unconverted, offers excellent potential for a variety of uses including a home office, cinema room, gym or additional living accommodation, subject to any necessary consents.

To the first floor are three well-proportioned bedrooms and a family bathroom, with the front-facing rooms enjoying far-reaching views. The second floor provides two further bedrooms, offering flexible accommodation for larger families, guests or those working from home.

Externally, the property enjoys a generous driveway providing ample off-road parking, a detached garage, and a private south-westerly facing rear garden, ideal for enjoying afternoon and evening sunshine.



Front Entrance

Porch

Hall

Coat Room

11'1" x 6'9" (3.4 x 2.06)

Lounge

11'8" x 10'7" (3.56 x 3.25)

Dining Room

15'6" 10'9" (4.74 3.3)

Kitchen

12'7" x 7'6" (3.85 x 2.30)

Utility

12'1" x 6'9" (3.70 x 2.06)

W.C

Rear Porch

12'0" x 6'9" (3.67 x 2.06)

BASEMENT

14'3" x 11'11" (4.36 x 3.65)

FIRST FLOOR

Bedroom One

10'8" x 11'7" (3.26 x 3.54)

Bedroom Two

15'3" x 10'10" (4.65 x 3.32)

Bedroom Three

12'3" x 10'9" (3.74 x 3.30)

Bathroom

16'5" x 7'6" (5.02 x 2.29)

SECOND FLOOR

Bedroom Four

11'1" x 11'8" (max) (3.38 x 3.58 (max))

Bedroom Five

8'5" x 14'5" (max) (2.58 x 4.40 (max))

EXTERNALLY

Detached Garage / Work-Shop

PLEASE NOTE -

The artistic renderings of how the basement COULD be converted are included as a guide only.

