



Ridgefield Road, Pensby, Wirral CH61 8RS
Offers Over £250,000

3 Bedroom 1 Reception 1 Bathroom

Three DOUBLE Bedrooms - Popular Pensby Location - Loft Room - Perfect First Time Buy

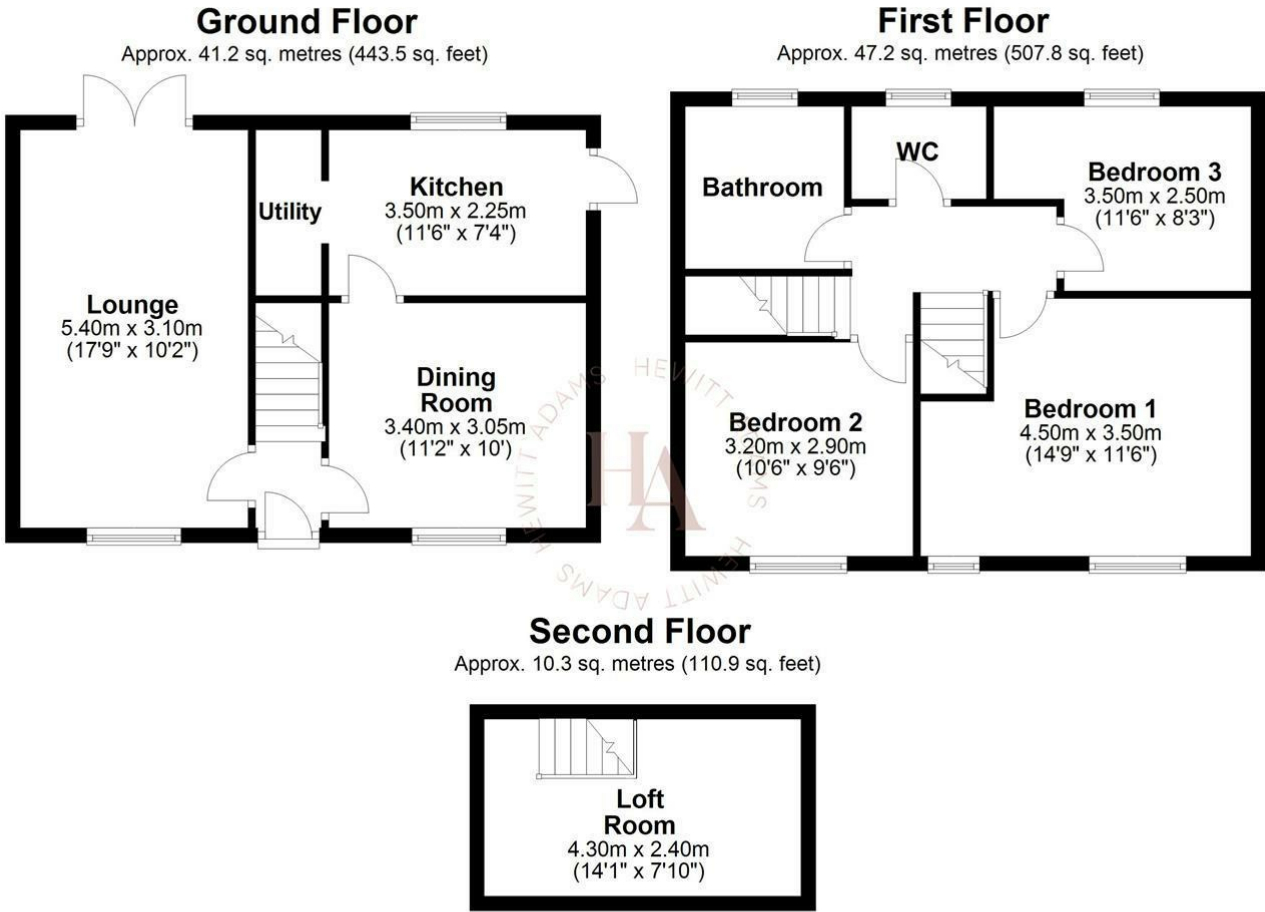
Hewitt Adams is thrilled to market this EXCELLENT CONDITION three DOUBLE BEDROOMED semi located on the POPULAR Ridgefield Road in Pensby. In the agents opinion this is an IDEAL FIRST TIME BUY.

The property also boasts a further useful selling point in the form of a LOFT ROOM that would make an excellent space for working from home, or as a teenagers living space / play-room. The agents feel the SIZES of all the bedrooms are a real unique selling point with this property. There will be no arguments over 'who gets the small bedroom' as there isn't one with this home!

In brief the accommodation affords: entrance hall, lounge, kitchen diner. Upstairs there are three DOUBLE BEDROOMS and a bathroom and W.C. With the extra benefit of a good sized LOFT ROOM that is a great versatile space.

With attractive, PRIVATE and well presented front and rear gardens. The rear garden is a fabulous size for anyone with children.

Call Hewitt Adams on 0151 342 8200 to view this perfect first time buy or starter family home.



Total area: approx. 98.7 sq. metres (1062.2 sq. feet)
For illustration purposes only - not to scale

Front Entrance

Into:

Hall

Staircase to first floor

Lounge

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

Double glazed window to front, double glazed patio doors to the rear garden, radiator, power points

Dining Room

11'1" x 10'1" (3.4 x 3.09)

Double glazed window, radiator, power points, leading to:

Kitchen

7'4" x 11'5" (2.25 x 3.5)

Stylish modern kitchen with fitted wall and base units, inset sink. worktops, integrated oven and hob, integrated fridge and freezer, double glazed window, pantry / utility area, side door leading out to the garden

UPSTAIRS

Bedroom One

14'9" x 11'9" (4.5 x 3.6)

Double glazed window, radiator, power point

A genuine DOUBLE bedroom

Bedroom Two

9'6" x 10'5" (2.9 x 3.2)

Double glazed window, radiator, power point

A genuine DOUBLE bedroom

Bedroom Three

8'2" x 8'2" (2.5 x 2.5)

Double glazed window, radiator, power point

A genuine DOUBLE bedroom

Bathroom

Comprising bath, corner shower, hand wash basin, double glazed window

W.C.

W.C, double glazed window

EXTERNALLY

With attractive, PRIVATE and well presented front and rear gardens. The rear garden is a fabulous size for anyone with children. With a large lawn, decked area and a summerhouse and small pond.

