



Total area: approx. 99.1 sq. metres (1067.0 sq. feet)
For illustration purposes only - not to scale

Fishers Lane, Wirral, CH61 5XB

£315,000

3 Bedroom 2 Reception 1 Bathroom C

Double Storey Extended - Backing Onto Fields - Three Double Bedroom Family Home - No Chain!

Hewitt Adams is pleased to offer to the market this fantastic family home located on the POPULAR Fishers Lane in Pensby, BACKING ONTO THE PARK & FIELDS.

Benefitting from a LARGE EXTENSION to the SIDE & REAR the property has been transformed by the current owners into an incredibly spacious family home with a MODERN OPEN-PLAN kitchen dining living room complete with a downstairs w.c and utility.

Upstairs there are three DOUBLE BEDROOMS and a GENEROUS BATHROOM.

Externally there is a LARGE DRIVEWAY to the front of the property that would easily accommodate 3/4 cars. To the rear is a sizeable garden with and Indian stone patio and artificial lawn. Completed with a large timber built summerhouse with under-cover BBQ / entertaining and hot-tub area. Backing onto the fields and park behind!

Sold with NO ONWARD CHAIN - Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into;

Hall

Staircase, radiator

Lounge

12'5" x 10'2" (3.8 x 3.1)

Double glazed window, radiator, power points

Open Plan Kitchen Dining Living Room

24'11" x 16'11" (7.6 x 5.18)

A large EXTENDED modern open-plan family space. With fitted kitchen with wall and base units. granite worktops, integrated dishwasher, integrated wine-fridge, inset sink, space for cooker, space for fridge freezer, double glazed windows, patio doors to the garden. Ample space for both a dining room area and a living area. Opens into;

Utility & W.C

W.C, wash hand basin, space and plumbing for washing machine and dryer

UPSTAIRS

Bedroom One

13'10" x 9'2" (4.22 x 2.80)

Double glazed window, radiator, power points, fitted wardrobes

Bedroom Two

10'2" x 10'2" (3.1 x 3.1)

Double glazed window, radiator, power points

Bedroom Three

10'5" x 6'10" (3.2 x 2.1)

Double glazed window, radiator, power points

Bathroom

Modern family bathroom with shower, low level w.c, vanity basin, heated towel rail, double glazed window, tiled floor

EXTERNALLY

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