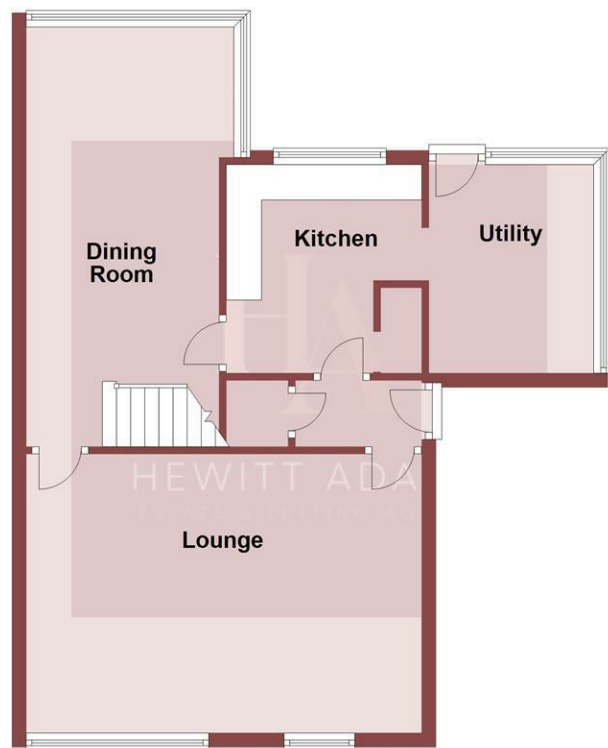




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

Kingsley Close, Pensby, Merseyside CH61 5XX

£1,350 PCM

4 Bedroom 2 Reception 1 Bathroom C

** Quiet Cul-De-Sac *** Rare Four Bedroom House *** Well Presented Throughout *** Available Now **

Hewitt Adams is delighted to offer TO LET this spacious Four Bedroom Semi-Detached House located on Kingsley Close, Pensby.

The property has recently undergone a programme of refurbishment and improvement, including upgrades to the kitchen and utility area, carpets, and redecoration throughout, making it an excellent family home ready to move straight into.

In brief, the ground floor accommodation comprises: Entrance Hallway, WC, Lounge, Dining Room, Kitchen, and Utility Area. To the first floor are Four Bedrooms, a WC, and a Shower Room.

Externally, the property benefits from front and rear gardens, along with a driveway providing off-road parking for two cars.

Further benefits include double glazing and gas central heating.

Small pets considered, no smokers, unfurnished, available now.

Entrance

uPVC door to the Hallway.

Hallway

Wooden flooring, radiator.

WC

WC, wall hung wash basin with mixer tap, tiled flooring.

Kitchen

9'09x8'10 (2.97mx2.69m)

Wall and base units with worktops, inset sink and drainer with mixer tap, free standing cooker with overhead extractor fan, space for a dishwasher, meter cupboard, window to the rear elevation, open to the Utility area.

Utility Area

9'10x7'07 (3.00mx2.31m)

Base units with worktops, space for the following free standing white goods: Drier (outlet for vented system), washing machine and tall fridge /freezer. There are windows to the side and rear elevation along with a uPVC door allowing access to the Garden.

Lounge

18'04x12'11 (5.59mx3.94m)

Two windows to the front elevation, radiator, gas fire.

Dining Room

20'01x9'01 (6.12mx2.77m)

Window to the rear elevation, radiator, staircase to the first floor accommodation.

Landing

Two storage cupboards.

Bedroom 1

14'07x11'01 (4.45mx3.38m)

Window to the front elevation, radiator.

Bedroom 2

11'0x10'01 (3.35mx3.07m)

Window to the front elevation, radiator, fitted mirrored wardrobes.

Bedroom 3

12'06x9'11 (3.81mx3.02m)

Window to the rear elevation, radiator, two fitted cupboards, concealed boiler.

Bedroom 4

8'04x8'0 (2.54mx2.44m)

Window to the front elevation, radiator.

WC

WC, window to the side elevation.

Shower Room

Shower cubicle, wash basin vanity unit with mixer tap, radiator, inset spot lights window to the side elevation.

Externally - Front Elevation

Laid to lawn section, borders, Driveway for two cars, gated access to the rear.

Externally - Rear Elevation

Mainly laid to lawn with planted borders, paved patio area, metal shed, fenced boundaries.

