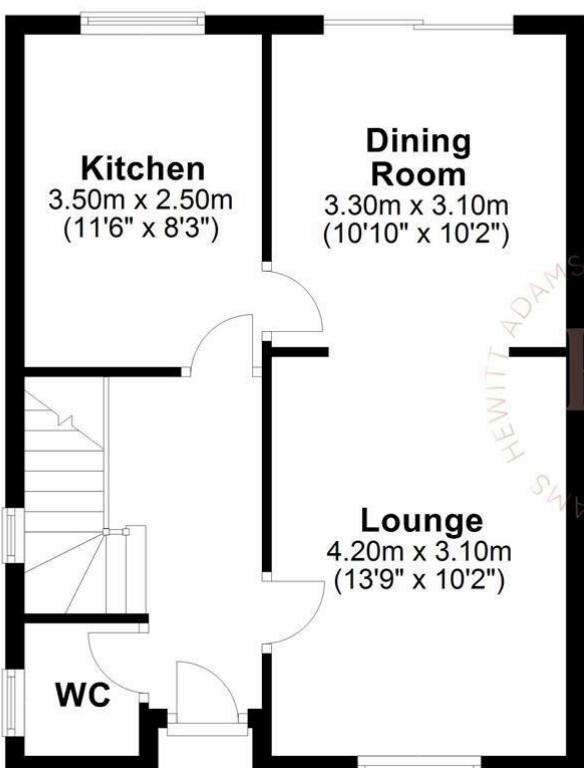


### Ground Floor

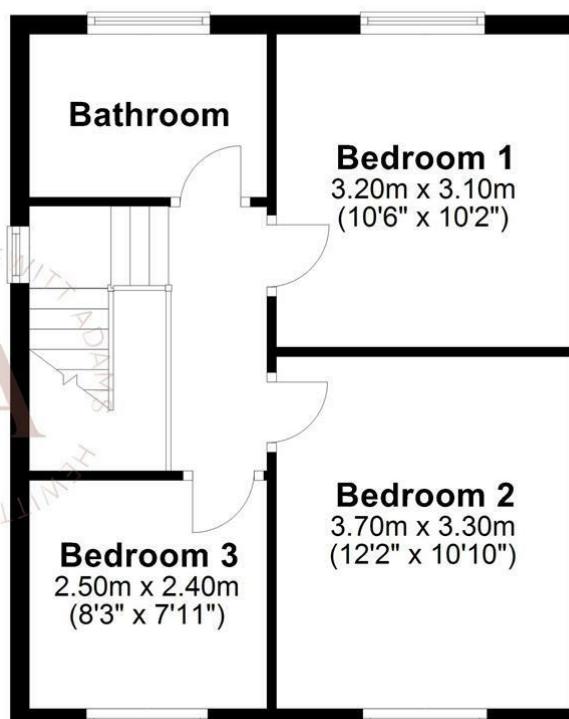
Approx. 42.6 sq. metres (458.9 sq. feet)



Total area: approx. 83.6 sq. metres (899.4 sq. feet)  
For illustration purposes only - not to scale

### First Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



**Kylemore Close, Pensby, Wirral CH61 6YB**  
**Offers Over £210,000**

3 Bedroom 2 Reception 1 Bathroom

\*\*Three Bedroom Semi - Sold With No Onward Chain - South Facing - Ideal First Time Buy - Must View\*\*

Hewitt Adams is pleased to offer to the market with NO ONWARD CHAIN this three bedroom semi detached home on the small CUL-DE-SAC of Kylemore Close in Pensby. Boasting a SOUTH FACING garden.

In the agents opinion this is an IDEAL FIRST TIME BUYER PROPERTY.

With double glazed windows and a NEW gas combi boiler.

In brief the accommodation affords; entrance hall, w.c, lounge, dining room, kitchen. Upstairs there are three bedrooms and a shower-room. With a driveway, garage and a SOUTHERLY FACING garden.

Call Hewitt Adams on 0151 342 8200 to view.

### Front Entrance

Into;

### Hall

Staircase to first floor, radiator

### W.C

W.C, wash hand basin

### Lounge

10'2" x 13'9" (3.1 x 4.2)

Double glazed window, radiator, power points



### Dining Room

11'5" x 10'9" (3.5 x 3.3)

Double glazed window, radiator, power points



### Kitchen

8'2" x 11'5" (2.5 x 3.5)

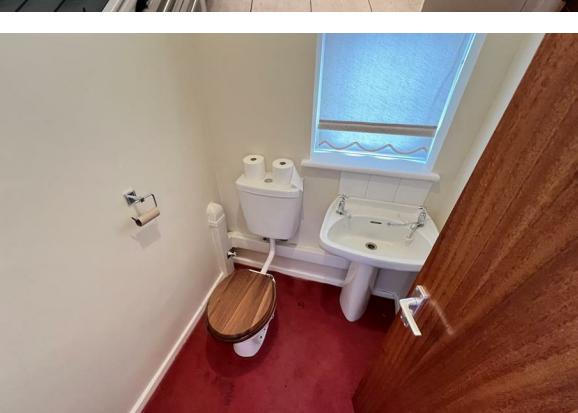
Wall and base units, spaces for white goods, inset sink, rear door, wall-mounted NEW boiler

### UPSTAIRS

#### Bedroom One

10'5" x 10'2" (3.2 x 3.1)

Double glazed window, radiator, power points



#### Bedroom Two

10'9" x 12'1" (3.3 x 3.7)

Double glazed window, radiator, power points

#### Bedroom Three

8'2" x 7'10" (2.5 x 2.4)

Double glazed window, radiator, power points



### Shower-Room

Comprising shower, low level W.C, wash hand basin, towel rail, double glazed window

### EXTERNALLY

Front Aspect - Driveway parking, Garage, Side gate access to;

Rear Aspect - SOUTH EASTERLY FACING private rear garden comprised of patio and lawn.