



Total area: approx. 238.8 sq. metres (2570.9 sq. feet)
For illustration purposes only - not to scale

Pensby Road, Wirral, CH61 7UQ

Offers Over £700,000

5 Bedroom 3 Reception 2 Bathroom

**Impressive Period Home - Five Bedrooms Hewitt Adams is excited to offer to the market this LARGE FIVE BEDROOM family home. This impressive EDWARDIAN PERIOD property IS OVER 2,500 SQFT in size, and offers huge kerb-appeal. This truly is an incredibly memorable residence that has been sympathetically MODERNISED whilst retaining its GRANDUER.

Occupying a LARGE PLOT with substantial front and rear gardens that have been beautifully cultivated, this is a home that impresses the instant you pass the electric gates.

In brief the accommodation affords; entrance porch, grand reception hallway, living room, dining room, breakfast room and a shaker style marble topped kitchen, w.c. To the first floor are four bedrooms and a LUXURIOUS FAMILY bathroom that also has 'Jack & Jill' access from the master bedroom. Finally, the second floor provides a further bedroom and a wet-room style bathroom.

Externally - the property is approached via electric gates leading to a large driveway courtyard, complete with turning circle! There is also a garage. To the rear is a very generous LANDSCAPED garden comprising of Indian stone patio and large lawned garden.

Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into;

Porch

Stained glass vestibule, Minton style tiled flooring

Reception Hallway

Herringbone flooring, double glazed windows, log-burning stove/fire, impressive original staircase

Living Room

Double glazed windows, log-burner. gorgeous high ceilings with pendant rose, Herringbone flooring, radiators, power points

Dining Room

Herringbone flooring, radiators, power points, fireplace, double glazed doors out to the garden

W.C

W.C, wash hand basin, tiled floor and walls, double glazed window

Breakfast Room

Herringbone flooring, radiators, power points, double glazed window, leads into the;

Kitchen

Shaker style kitchen with marble worktops and splashbacks, spaces for white-goods, Velux windows, door to garden

FIRST FLOOR

Bedroom One

Double glazed windows, radiator, power points, fitted wardrobes, door into;

Bathroom (Jack & Jill En-Suite)

Elegant bathroom with shower, marble encased bath, low level W.C, wash hand basin, tiled floor, double glazed window

Bedroom Two

Double glazed window, radiator, power points, fireplace

Bedroom Three

Double glazed window, radiator, power points, fireplace

Bedroom Four

Double glazed window, radiator, power points

SECOND FLOOR

Bedroom Five

Double glazed window, radiator, power points, fireplace

Bathroom

Wet-Room style, fully tiled with shower, low level W.C, wash hand basin, double glazed window

EXTERNALLY

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