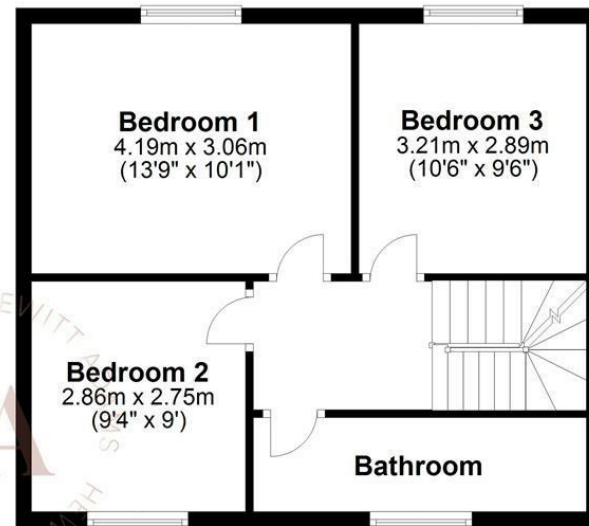




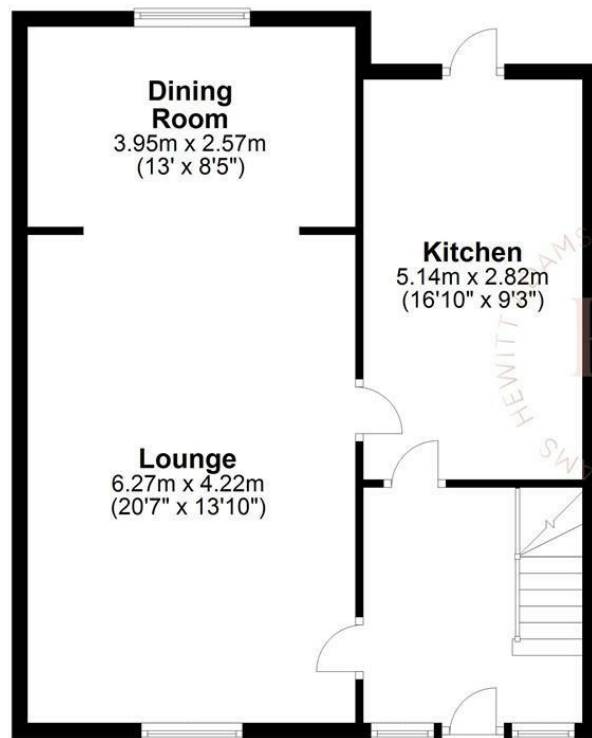
**First Floor**

Approx. 44.8 sq. metres (482.7 sq. feet)



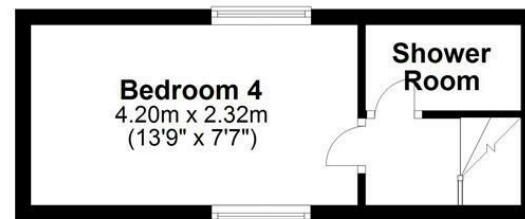
**Ground Floor**

Approx. 61.1 sq. metres (657.8 sq. feet)



**Second Floor**

Approx. 14.6 sq. metres (157.2 sq. feet)



Total area: approx. 120.6 sq. metres (1297.7 sq. feet)  
For illustration purposes only - not to scale

**Holmesway, Wirral, Wirral CH61 5XJ**

**£285,000**

4 Bedroom 2 Reception 2 Bathroom

**\*\*Four Bedroom Loft Extended Semi - Two Bathrooms - Extended Family Home - Must View\*\***

Hewitt Adams is delighted to offer to the market this SUBSTANTIAL FOUR BEDROOM semi detached EXTENDED family home located on Holmesway in Pensby, a short distance from shops, schooling and transport links.

This is LARGER THAN YOUR TYPICAL semi-detached home in the area due to a LOFT EXTENSION and a downstairs rear extension. Offering FOUR BEDROOMS & TWO BATHROOMS.

In brief the accommodation affords: entrance hall, lounge, dining room, kitchen. Upstairs on the first floor there are three DOUBLE bedrooms and a bathroom. The LOFT EXTENSION provides a further fourth bedroom and a shower-room.

With off-road driveway parking, a garage and a landscaped rear garden, that is also wonderfully PRIVATE.

With double glazed windows and gas central heating.

Call Hewitt Adams on 0151 342 8200 to view.

**Front Entrance**

Into:

**Hall**

Staircase to first floor

**Lounge**

13'10" x 20'6" (4.22 x 6.27)

Double glazed window, radiator, power points, fireplace

**Dining Room**

12'11" x 8'5" (3.95 x 2.57)

Double glazed sliding door to garden, radiator, power point

**Kitchen**

9'3" x 16'10" (2.82 x 5.14)

Fitted wall and base units, inset sink, spaces for white goods, breakfast bar, double glazed windows and door out to the garden

**FIRST FLOOR**

**Bedroom One**

13'8" x 10'0" (4.19 x 3.06)

Double glazed window, radiator, power points, wardrobes

**Bedroom Two**

9'4" x 9'0" (2.86 x 2.75)

Double glazed window, radiator, power points

**Bedroom Three**

10'6" x 9'5" (3.21 x 2.89)

Double glazed window, radiator, power points

**Bathroom**

Comprising bath, low level W.C, wash hand basin, radiator, double glazed window

**SECOND FLOOR**

**Bedroom Four**

13'9" x 7'7" (4.2 x 2.32)

Double glazed window, radiator, power points

**Shower-room**

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

**EXTERNALLY**

Off-road driveway parking, a garage and a landscaped rear garden, that is also wonderfully PRIVATE.

