



Total area: approx. 124.0 sq. metres (1334.2 sq. feet)
For illustration purposes only - not to scale

Pensby Road, Pensby, Merseyside CH61 9NH

Offers In The Region Of £330,000

4 Bedroom 2 Reception 1 Bathroom D

****Beautiful Four Bedroom Character Cottage - Immaculate Condition - Sought After Area****

Hewitt Adams is delighted to offer to the market this stunning PERIOD PROPERTY located on Pensby Road, a short distance in the car from the centre of Heswall, an well located for local amenities, transport links and schooling.

The property has been a much loved family home, and has been sympathetically modernised by the owners to create a wonderful, versatile family home. Enjoying a large plot - the cottage offers a wealth of off-road parking, and has a GENEROUS REAR GARDEN that provides a brilliant outdoor entertaining space!

In brief the accommodation affords; entrance hall, lounge, living room, good-sized kitchen diner. Upstairs there are four good sized DOUBLE bedrooms and a family bathroom.

Externally there is a large driveway affording parking for 5 or 6 cars, and to the rear is a PRIVATE and very well maintained family friendly garden with a large timber deck and lawn, summerhouse and shed.

Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into;

Hall

Radiator, staircase

Lounge

11'3" x 10'6" (3.45 x 3.22)

Double glazed window, radiator, power points, TV point, fitted cupboards, fireplace

Living Room

23'7" x 11'8" (7.19 x 3.58)

Double glazed window, radiator, power points, TV point, electric fireplace

Kitchen Diner

16'0" x 11'2" (4.89 x 3.42)

Fitted wall and base units, inset sink, double glazed window, rear door, space for white goods, space for dining table and chairs

UPSTAIRS

Bedroom

13'8" x 11'3" (4.17 x 3.45)

Double glazed window, radiator, power points

Bedroom

11'3" x 8'9" (3.45 x 2.67)

Double glazed window, radiator, power points

Bedroom

11'8" x 11'3" (3.58 x 3.45)

Double glazed window, radiator, power points

Bedroom

11'6" x 8'11" (3.52 x 2.74)

Double glazed window, radiator, power points

Bathroom

Comprising bath with shower above, low level w.c, wash hand basin, double glazed window

EXTERNALLY

Generous rear garden with timber deck patio area, large lawned garden, large summerhouse / bar, garden shed. An ideal garden for families with children and pets.

The front driveway offers parking for multiple cars.

