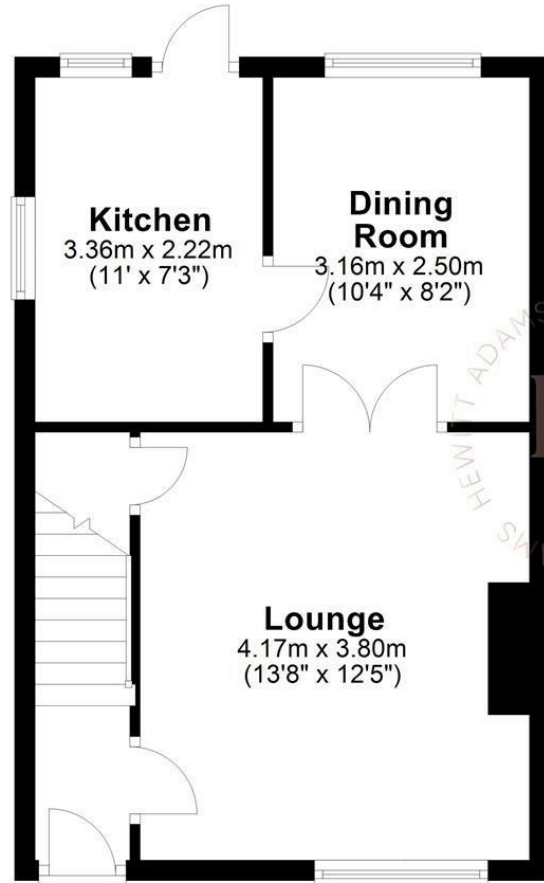




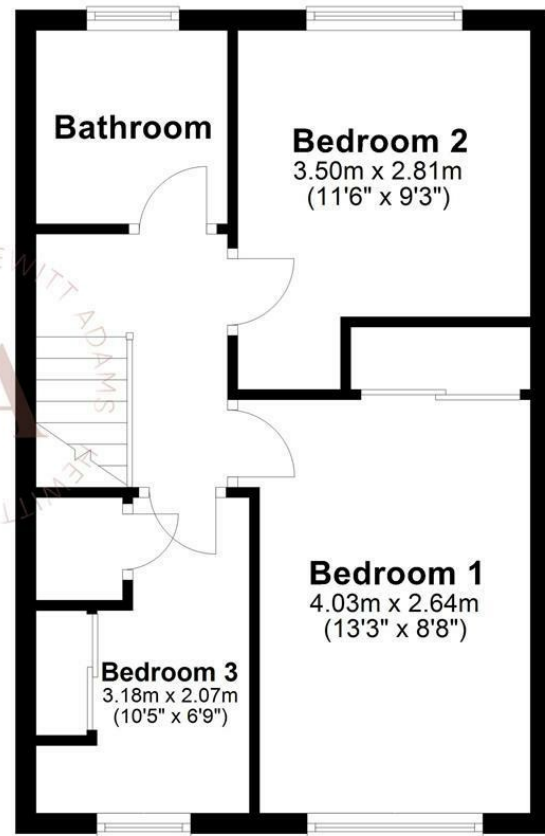
Ground Floor

Approx. 36.3 sq. metres (390.3 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



Total area: approx. 72.8 sq. metres (783.9 sq. feet)
For illustration purposes only - not to scale

Exmoor Close, Wirral, CH61 9QN

Offers Over £250,000

3 Bedroom 2 Reception 1 Bathroom

Three Bedroom Semi - Sought After Pensby Location - Immaculate Condition - Large Plot

Hewitt Adams is delighted to offer to the market this beautifully maintained and updated THREE BEDROOM semi on the POPULAR Exmoor Close in Pensby.

The owners have meticulously maintained and updated the property over the years, with many recent improvements. Meaning a new owner can move straight in without having to lift a finger!

Making this an IDEAL FIRST TIME BUY or STARTER FAMILY HOME.

With a NEW kitchen, IMPROVED 2/3 car driveway, updated family bathroom and a LARGE REAR GARDEN.

In brief the accommodation affords; entrance hall, lounge, dining room, kitchen. Upstairs there are three bedrooms and a family bathroom.

With a tarmac-a-dam driveway that accommodates 2/3 cars, a detached double length garage / workshop that has been divided in two to create a home gym / hobby room.

Front Entrance

Into:

Hall

Stairs to first floor

Lounge

12'5" x 13'8" (3.80 x 4.17)

Double glazed window, radiator, power point

Dining Room

8'2" x 10'4" (2.50 x 3.16)

Double glazed window, radiator, power point

Kitchen

7'3" x 11'0" (2.22 x 3.36)

Wall and base units, inset sink, space for cooker, space for fridge freezer, double glazed window and door to rear

UPSTAIRS

Bedroom One

8'7" x 13'2" (2.64 x 4.03)

Double glazed window, radiator, power point, integral wardrobe

Bedroom Two

9'1" x 9'2" (2.79 x 2.81)

Double glazed window, radiator, power point

Bedroom Three

6'9" x 10'5" (2.07 x 3.18)

Double glazed window, radiator, power point

Bathroom

6'2" x 6'1" (1.88 x 1.87)

Comprising shower over bath, W.C, wash hand basin vanity, towel rail, tiled walls

EXTERNALLY

Front - driveway parking for two cars

Rear - large garden mainly laid to lawn with a garden shed.

Also, a detached garage which has been split into two with the front half currently being used as a workshop and the rear as a utility/gym. There is space and plumbing for a washing machine, dryer and additional white goods.

