



**Ground Floor** Approx. 31.1 sq. metres (334.3 sq. feet)     **First Floor** Approx. 29.8 sq. metres (320.8 sq. feet)



Total area: approx. 60.9 sq. metres (655.1 sq. feet)  
For illustration purposes only - not to scale

## Pensby Road, Heswall, Wirral CH60 7RQ

£200,000

2 Bedroom     2 Reception     1 Bathroom     D

**\*\*Charming Two Double Bedroom Cottage - Central Heswall Location - No Chain! - Ideal First Time Buyer Home\*\***

Hewitt Adams is delighted to offer to the market this TWO BEDROOM characterful terraced cottage located on Pensby Road in Heswall - a short leisurely walk from the CENTRE OF HESWALL and the wealth of restaurants, bars, coffee shops and amenities that this vibrant town has to offer. Making this an IDEAL LOCATION for first time buyers or down-sizers.

The property comes to the market in IMMACULATE CONDITION and is deceptively spacious - with two good sized reception rooms downstairs, as well as the kitchen.

Another selling feature is the balcony off bedroom one - a perfect spot for that morning coffee or evening G&T.

In brief the accommodation affords; entrance porch, lounge, dining room, kitchen. Upstairs there's two DOUBLE bedrooms and a generous bathroom. Along with the rear BALCONY!

With a GOOD-SIZED garden with patio yard, and a further rear landscaped garden with patio, lawn and garden shed.

Sold with NO ONWARD CHAIN! Be in your new home for Christmas! Call Hewitt Adams on 0151 342 8200 to view.

**Front Entrance**

Into;

**Porch**

Door into;

**Lounge**

11'9" x 8'11" (3.6 x 2.74)

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

**Dining Room**

11'9" x 9'1" (3.6 x 2.77)

Double glazed window, radiator, power points, opens into;

**Kitchen**

10'5" x 5'6" (3.2 x 1.7)

Wall and base units, with worktop surfaces, inset sink, integrated appliances, side door, double glazed window

**UPSTAIRS**

**Bedroom One**

11'9" x 8'10" (3.6 x 2.7)

Double glazed window and doors out to the rear garden, radiator, power points

**Bedroom Two**

11'9" x 9'1" (3.6 x 2.77)

Double glazed window, radiator, power points

**Bathroom**

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

**EXTERNALLY**

With a GOOD-SIZED garden with patio yard, and a further rear landscaped garden with patio, lawn and garden shed.

