



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

402 Pensby Road, Pensby

Pensby Road, Wirral, Merseyside CH61 9NH

£175,000

2 Bedroom 1 Reception 1 Bathroom D

****Two Bedroom Terraced Home - Close to Shops, Amenities & Bus Links - Perfect First Time Buy****

Hewitt Adams is delighted to offer to the market this TWO BEDROOM, plus LOFT ROOM, terraced home located on Pensby Road - a stones throw from shops and bus links and just minutes in the car from the centre of Heswall.

A perfect buy for a FIRST TIME BUYER or someone looking to DOWNSIZE to a property conveniently located for amenities and transport options. Coming to the market in good condition and neutrally decorated.

The loft-room is incredibly VERSATILE and could be used for a variety of uses.

In brief the accommodation affords: entrance porch, lounge and dining room with LOG-BURNING STOVE, kitchen and a rear porch. Upstairs there are two bedrooms, a family bathroom and access to the loft-room.

Externally there is OFF-ROAD PARKING on the driveway to the front, with a private rear yard.

Front Entrance

Into;

Porch

Door into;

Lounge & Dining Room

13'4" x 24'10" (4.08 x 7.58)

Large open-plan lounge and dining room with double glazed window to front and rear, radiators, power points, TV point, staircase to first floor, under-stairs cupboard, door into;

Kitchen

7'4" x 17'1" (2.24 x 5.23)

Fitted wall and base units, inset sink, integrated oven and hob, space for white goods, double glazed window to side and rear aspect, door into rear porch for access to the garden, tiled floor, radiator

Rear Porch

Space and plumbing for washing machine, leading to the yard

UPSTAIRS

Bedroom One

12'2" 12'11" (3.72 3.94)

Double glazed window to front aspect, radiator, power points, integral wardrobes

Bedroom Two

11'7" x 6'6" (3.54 x 1.99)

Double glazed window to rear aspect, radiator, power points

Bathroom

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

Loft-Room

12'3" x 9'2" (max) (3.74 x 2.80 (max))

Velux, power points

EXTERNALLY

Front Aspect - Driveway parking for two cars

Rear Aspect - Private rear yard, with storage out-house.

