



## Pensby Road, Pensby, Wirral CH61 9NH

£175,000

2 Bedroom 2 Reception 1 Bathroom

Charming Two-Bedroom Terraced Home with Loft Room – Ideal First-Time Buy or Downsize Opportunity  
\* 2 Bedrooms + Loft Room \* Off-Road Parking \* Generous Garden Area

Hewitt Adams is proud to present this delightful two-bedroom terraced home, complete with a versatile loft room, ideally situated on Pensby Road—just a short stroll to local shops, amenities, and excellent transport links. With Heswall town centre only minutes away by car, this property offers unbeatable convenience.

Whether you're a first-time buyer looking to step onto the property ladder or someone seeking to downsize to a well-located, low-maintenance home, this could be the perfect fit.

Neutrally decorated and well-maintained, the property offers:

- \* Entrance Porch
- \*Spacious Lounge and Dining Room
- \*Fitted Kitchen
- \* Two Bedrooms and a Shower-Room



Front Entrance

Into;

Porch

Door into;

Lounge

Double glazed window, radiator, power points3.9 x 4.00

Dining Room

12'9" x 11'5" (3.9 x 3.5)

Radiator, power points, door out to rear garden, opens into the kitchen

Kitchen

9'10" x 8'10" (3.00 x 2.7)

Wall and base units, inset sink, integrated oven, grill and hob, space for fridge freezer, double glazed window, rear door out to the garden

UPSTAIRS

Bedroom One

12'9" x 11'9" (3.9 x 3.6)

Fitted wardrobes, radiator, power points

Bedroom Two

11'1" x 7'4" (3.4 x 2.26)

Wardrobes, radiator, power points, double glazed window

Shower-Room

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

LOFT ROOM

Velux style windows, eaves storage

EXTERNALLY

Outside, enjoy the benefit of off-road parking to the front and a LARGER than usual private rear yard with two sections —perfect for outdoor relaxation or entertaining!

