















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

Made with Metropix &2025



# Pensby Road, Wirral, CH60 7RA

£675,000









A rare opportunity to secure a substantial Edwardian home in one of Heswall's most desirable town-centre locations. Set on an elevated corner plot, this character-packed property offers exceptional space — including a brilliant home office/annexe — and breathtaking panoramic views across Cheshire, Liverpool and the Welsh hills.

Inside, period charm shines through the elegant staircase, deep skirting boards, picture rails and stunning bay window in the main reception room. The spacious open-plan kitchen/living area features solid oak flooring, a striking brick fireplace and bespoke hand-painted cabinetry, with direct access to the versatile annexe and garden. A utility area, ground-floor WC and unusually bright cellar add even more flexibility and potential.

Upstairs, there are three generous double bedrooms and two bathrooms, many enjoying those unforgettable sunrise views. The impressive second-floor bedroom with private shower room offers fantastic versatility — ideal as a principal suite, teen retreat or guest space, and large enough to split into two rooms if desired.

Outside, a driveway for up to five cars completes the package. With boutique shops, cafés, restaurants, excellent schools and transport links all just moments away, the location is unbeatable. With a large garage and a further sizeable workshop.

Full of charm, space and opportunity — this standout Heswall home is a must-see.

www.hewittadams.co.uk A: 20 Pensby Road, Heswall, CH60 7RE T: 0151 342 8200 www.hewittadams.co.uk A: 20 Pensby Road, Heswall, CH60 7RE T: 0151 342 8200 Company Reg No: 09987691 Hewitt Adams Ltd. Registered in England Company VAT No: 249324300 Hewitt Adams Ltd. Registered in England Company Reg No: 09987691 Company VAT No: 249324300





# **Front Entrance**

Into:

#### Porch

Door into main hall, and door leading to annexe / office space

## Hall

Staircase to first floor, power points, radiator

# **Dining Room**

#### 14'9" x 12'5" (4.5 x 3.80)

Double glazed window to front aspect with far reaching views, power points, radiator

# Living Room

#### 14'9" x 11'5" (4.5 x 3.50)

Double glazed window to front aspect with far reaching views, power points, radiator, space for log-burning stove, opens into:

#### Kitchen

# 13'1" × 11'5" (4.00 × 3.50)

Wall and base units, inset sink, space for dinner table and chairs, spaces for white goods, door to utility, cellar access and the annexe and the home-office

## Home office / Annexe Area

Comprising three small office pods and a larger home office space. Ideal for those running a business from home, or could readily and cost effectively adapted into a large annexe space for those requiring ground floor living and sleeping accommodation

# W.C.

W.C, and wash basin

#### Cellar

Ideal space for a gym / office, or just fantastic additional storage. Accessible from the front driveway.

This space does actually extend further than you think, and whilst already a sizeable area - it can be further extended into. Others on the road have converted this area into fantastic hobby rooms.

## FIRST FLOOR

## Bedroom

#### 14'9" x 12'5" (4.5 x 3.80)

Double glazed window to front aspect with far reaching views, power points, radiator

## Bedroom

# 15'8" x 11'5" (4.8 x 3.50)

Double glazed window to front aspect with far reaching views, power points, radiator

# Bedroom

# 13'1" × 11'5" (4.0 × 3.50)

Double glazed window to rear, power points, radiator

#### **Bathroom**

Modern suite with bath with shower above, low level W.C, hand wash basin, tiled floor, double glazed window

#### Shower-Room

Comprising shower, low level W.C, hand wash basin

## SECOND FLOOR

## Bedroom

#### 22'11" x 16'4" (max) (7.00 x 5.00 (max))

A large bedroom with living area - Ideal for a teenager or older child wanting their independence. Double glazed window power points, radiator, door into:

## **En-Suite**

Comprising shower, low level W.C, hand wash basin

#### EXTERNALLY

Front Aspect - A fantastic front driveway affording parking for at least 4/5 vehicles.

Rear and Side Aspect - Large Garage & Rear Workshop. Landscaped South Westerly facing rear garden with a patio and a lawn.

#### Workshop & Garage

As well as a good sized garage, there is also a large workshop which is a brilliant space to work out of.

















www.hewittadams.co.uk A: 20 Pensby Road, Heswall, CH60 7RE

T: 0151 342 8200

www.hewittadams.co.uk

A: 20 Pensby Road, Heswall, CH60 7RE

T: 0151 342 8200

Hewitt Adams Ltd. Registered in England Company Reg No: 09987691 Company VAT No: 249324300

Hewitt Adams Ltd. Registered in England Company Reg No: 09987691

Company VAT No: 249324300