



Ashlea Road, Pensby, WIRRAL CH61 5UG

welcome to

Ashlea Road, Pensby, WIRRAL

Jones and Chapman are delighted to present this fabulous THREE BEDROOM semi-detached family home in Ashlea Road, Pensby. Just a short walk from local shops and only a few minute's drive from Heswall.



This charming property offers a welcoming entrance hall, leading to a spacious front lounge featuring a beautiful bay window, high ceilings, and elegant picture rails. The open-plan kitchen flows seamlessly into a family living/dining area boasting a beautiful open fireplace, with the added benefit of a bright conservatory, and a convenient downstairs W.C. Upstairs, you'll find three well-proportioned bedrooms, with bedrooms one and two both benefiting from fitted wardrobes and ample space for double beds. The modern family bathroom is fully tiled and offers a luxurious finish. Externally, the property boasts a driveway with plenty of off-road parking. To the rear, there is a stunning, south-facing landscaped garden with a patio, lawned area, and a gorgeous pergola, perfect for outdoor relaxation. Located in the highly sought-after area of Pensby, the property is surrounded by excellent schools, fantastic amenities, and superb transport links. Viewings are highly recommended to truly appreciate everything this home has to offer. To arrange a viewing, please contact a member of our team today.

Hallway

Lounge

13' 6" x 11' 5" (4.11m x 3.48m)

Kitchen

16' 9" x 6' 5" (5.11m x 1.96m)

Dining Room

11' 3" x 11' 8" (3.43m x 3.56m)

Conservatory

11' 8" x 10' 4" (3.56m x 3.15m)

Downstairs W.C

Landing

Bedroom One

13' 6" x 11' 6" (4.11m x 3.51m)

Bedroom Two

11' 3" x 11' 3" (3.43m x 3.43m)

Bedroom Three

8' x 5' 4" (2.44m x 1.63m)

Bathroom

Externally



view this property online [jonesandchapman.co.uk/Property/GRE105883](https://www.jonesandchapman.co.uk/Property/GRE105883)



welcome to

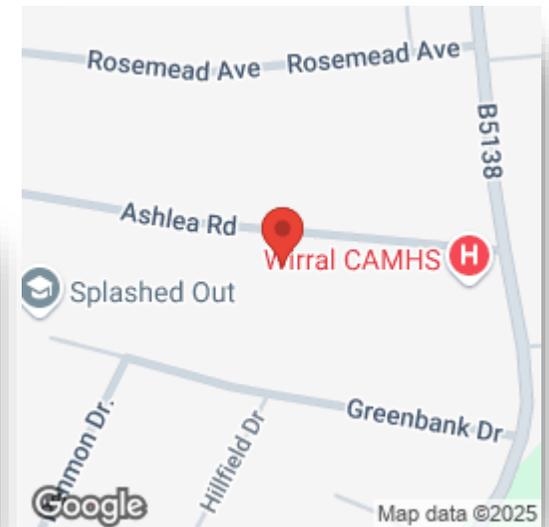
Ashlea Road, Pensby, WIRRAL

- Three Bedroom Semi Detached House
- Open Plan Kitchen/Dining/Living Area
- Brand New Worcester Boiler with Hive Controls
- South Facing Rear Garden
- Excellent Pensby Location

Tenure: Freehold EPC Rating: D

offers in the region of

£315,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/GRE105883



Property Ref:
GRE105883 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 jones & chapman



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