

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



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EPC

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Council Tax

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Pensby Road, Heswall

Guide Price
£425,000

****NO CHAIN**** Just look at the potential this property offers! Requiring a full scheme of works throughout but offering superb accommodation with an impressive entrance hall, large reception rooms and family bedrooms with a number of extras. Well positioned with easy access to amenities, this needs to be seen to be appreciated.

Please Note

The land (plot) to the side of the house has outline planning OUT/23/00087 for a detached dwelling which will be marketed separately and is now under offer.

Access to the plot is over the front garden of the subject property and the sale will incorporate the necessary rights of access. Further details will be available on request.

It is understood the property is not connected to mains gas.

The house itself...

Well positioned on the plot with ample off road parking which continues to the side with access to the garage whilst you will find the central entrance with recessed porch which opens into the "L" shaped hallway with period features and gives access to all rooms. You will find 3 spacious reception rooms, two of which overlook the front and one to the rear. The kitchen will benefit from being reconfigured but is positioned to the rear with separate utility space.

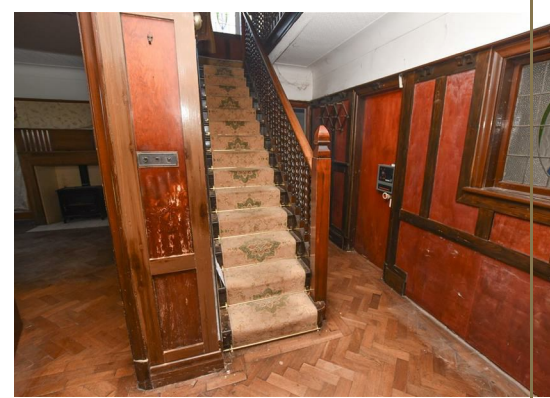
A spacious landing with 4 well proportioned bedrooms and family bathroom off.

You will also find the garage and outbuildings.

Outside

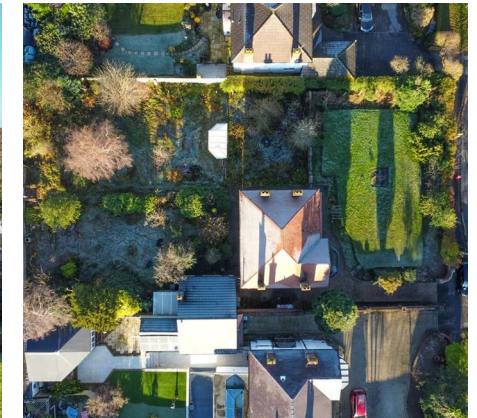
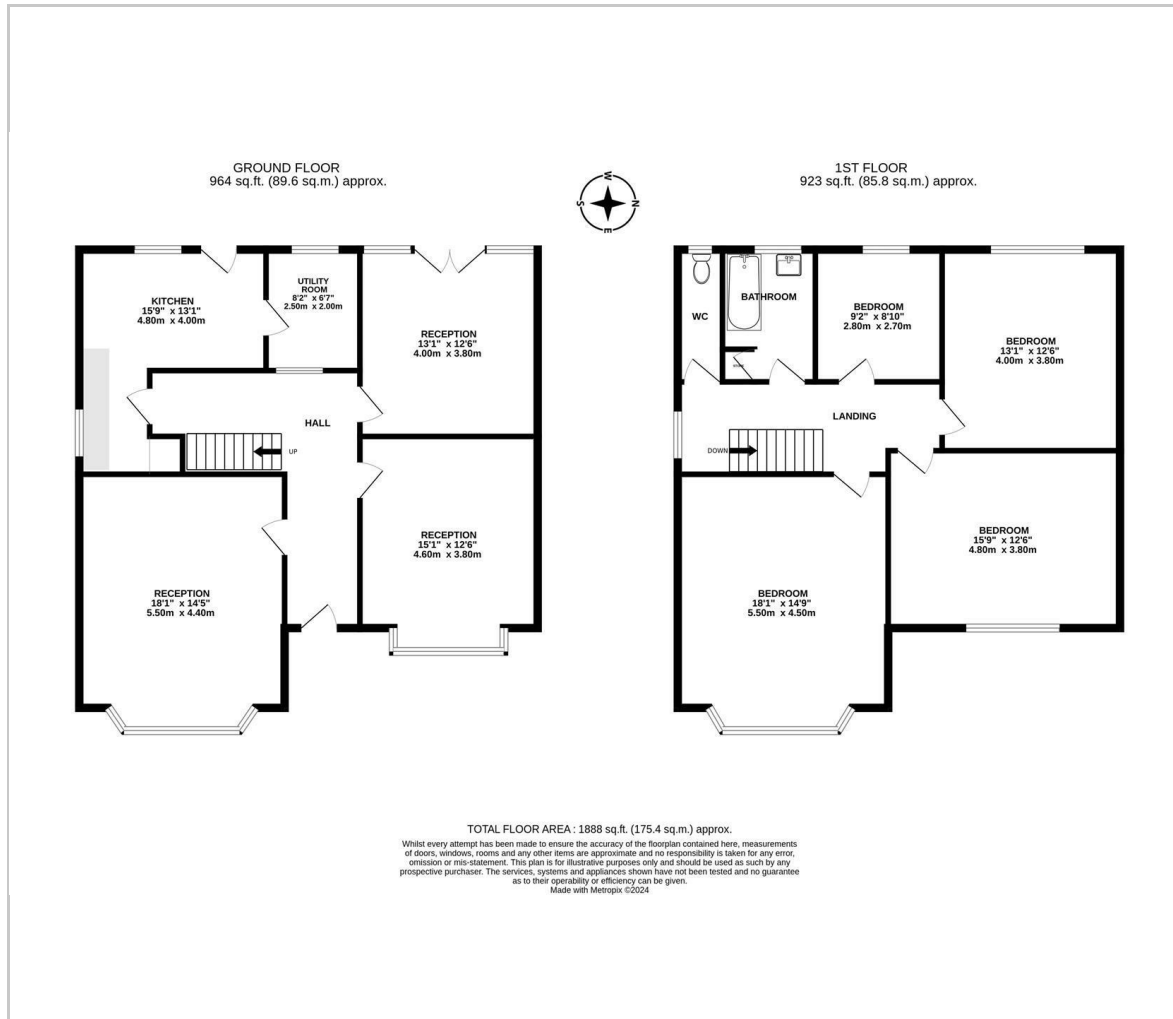
To the rear you will find the garden which will benefit from cutting back and landscaping.

Please note that the boundary fence between the plot and house will need to be erected by the new owner within 3 weeks of completion.





Floor Plan



Viewing

Please contact our Brennan Ayre O'Neill - Bromborough Office on 0151 343 9060 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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12 High Street, Bromborough, Wirral, CH62 7HA
 Tel: 0151 343 9060
 Email: Bromborough@b-a-o.com
www.b-a-o.com



19272414