



**Approximate Floor Area**  
**822 sq.ft.**  
**(76.4 sq.m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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«EpcGraph»

#### Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER  
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.  
All measurements are approximate



## Woodend, Pensby, CH61 8RU

Semi-detached Bungalow | Two Bedroom Accommodation | Gas Central Heating & Double Glazing | Conservatory to Rear | Pleasing Cul-de-sac Location | Gardens, Off Road Parking & Garage | Viewing Essential

**Offers Over: £210,000**





**Woodend, Pensby, CH61 8RU**

Hunters are pleased to offer this increasingly rare opportunity to acquire a semi-detached, true bungalow, in a quiet, pleasing residential cul-de-sac. General upgrading will be required but there is the real potential to create that elusive forever home here.

Accommodation briefly comprises; porch, hall, bathroom, kitchen, conservatory and two bedrooms.

Externally, there is a forecourt paved area with gated driveway to garage and garden at rear.

**ENTRANCE**

Front entrance door leads to porch with further door providing access through to:-

**HALL**

Radiator, loft access, airing cupboard and further meter cupboard.

**LOUNGE**

*4.27m (14' 0") x 3.35m (11' 0")*

Two radiators, window to front elevation.



**KITCHEN**

*4.42m (14' 6") x 2.74m (9' 0") to recess*

Fitted range of wall and base units, stainless steel sink unit, wall mounted gas central heating boiler, radiator, windows to rear and side, door through to:-



**CONSERVATORY**

*3.51m (11' 6") x 1.83m (6' 0")*

Ceramic floor, door to outside.



**BEDROOM ONE**

*3.86m (12' 8") x 3.35m (11' 0") to back of wardrobes*

Window to rear, radiator, built-in wardrobes.



**BEDROOM TWO**

*4.39m (14' 5") to recess x 3.05m (10' 0")*

Radiator, windows to front and side, built-in wardrobe.



**BATHROOM**

Suite comprising panel bath with shower over, vanity wash hand basin and low flush WC. Window to side, radiator/towel rail.



**OUTSIDE**

Front paved forecourt, gated driveway to single garage and rear garden.



**OPENING HOURS**

Monday 9.00 – 5.30  
Tuesday 9.00 – 5.30  
Wednesday 9.00 – 5.30  
Thursday 9.00 – 5.30  
Friday 9.00 – 5.30  
Saturday 9.30 – 3.00  
Sunday closed

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.