



## Cornelius Drive, Pensby, Wirral CH61 9PS

- Traditional and Spacious Three Bedroom Semi Detached Residence
- Located in the Highly Popular Residential Area of Pensby
- Two Double Bedrooms, Third Bedroom and Modern Wet Room
- Generous Enclosed Rear Garden with Patio and Lawned Areas
- Well Proportioned Accommodation with a Single Storey Extension
- Hallway, Two Large Reception Rooms and Breakfast Kitchen
- Ample Off Road Parking, Detached Oversized Garage and Solar Panels
- Close to Amenities, Transport Links and Excellent Schools



£289,950













## Description

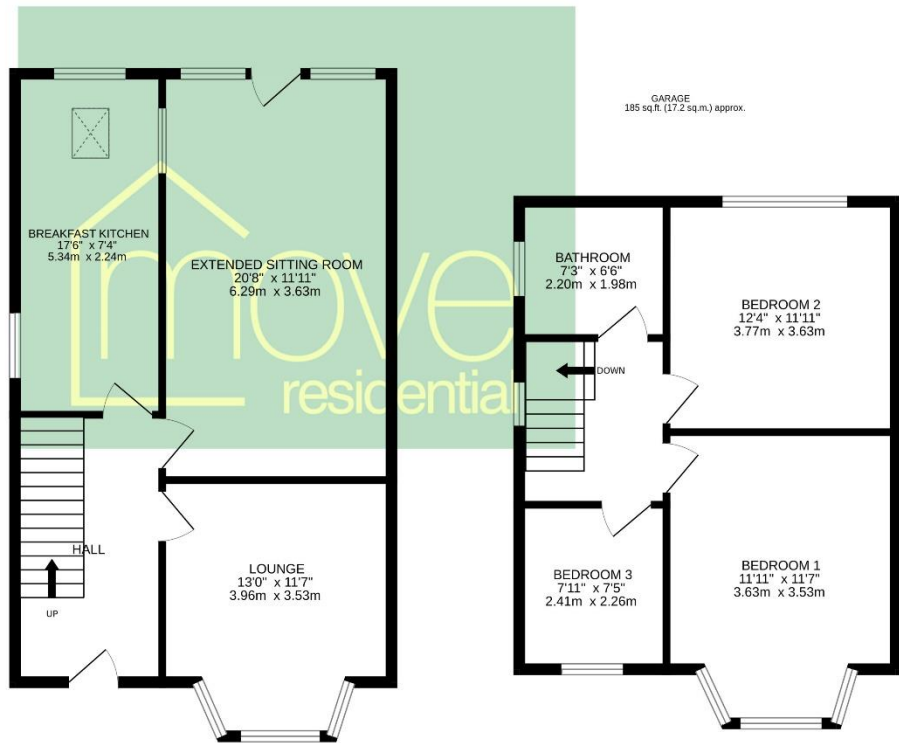
Traditional and spacious three bedroom semi detached family home located in the highly sought after area of Pensby. With a single storey rear extension this property offers spacious and well planned living accommodation appointed with a fresh and neutral décor throughout. A closer inspection is strongly recommended to appreciate this home in full. In brief you have a hallway, front reception room with bay window and a large rear reception room with feature fireplace and door leading to the delightful rear garden. Completing the ground floor you have a well fitted breakfast kitchen. To the first floor you have two double bedrooms, third bedroom and a modern wet room. Set back from the road with a driveway providing ample off road parking leading to an oversized detached garage and with the added benefit of solar panels. Completing this home perfectly is the extensive rear garden, mainly laid to lawn with gravelled patio area perfect for entertaining or relaxing.

# Floorplan



GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.

1ST FLOOR  
489 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 sq.m.) approx.

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.  
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## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.