

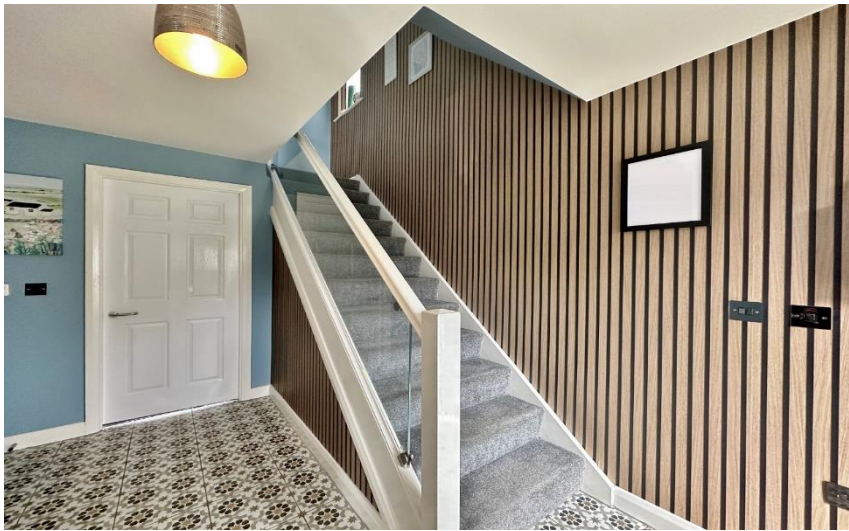


Fairview Place, Pensby, Wirral CH61 6AA

- Modern Two Double Bedroom Semi Detached Home
- Immaculately Presented with a Tasteful Decor Throughout
- Two Well Proportioned Bedrooms and Bathroom
- Beautifully Landscaped Enclosed Rear Garden
- Offered to the Sales Market with No Onward Chain
- Hallway, W,C, Front Kitchen and Rear Lounge Diner
- Off road Parking, Double Glazing and Central Heating
- Popular Area of Pensby Close to Local Amenities

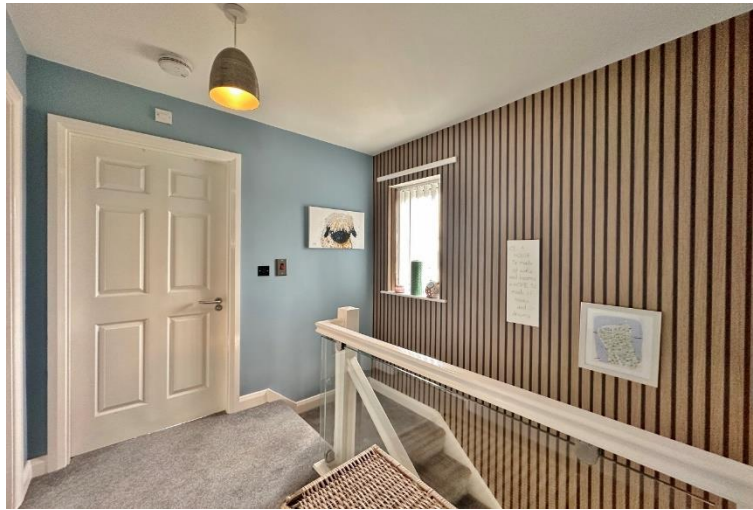


£215,000 – No Onward Chain













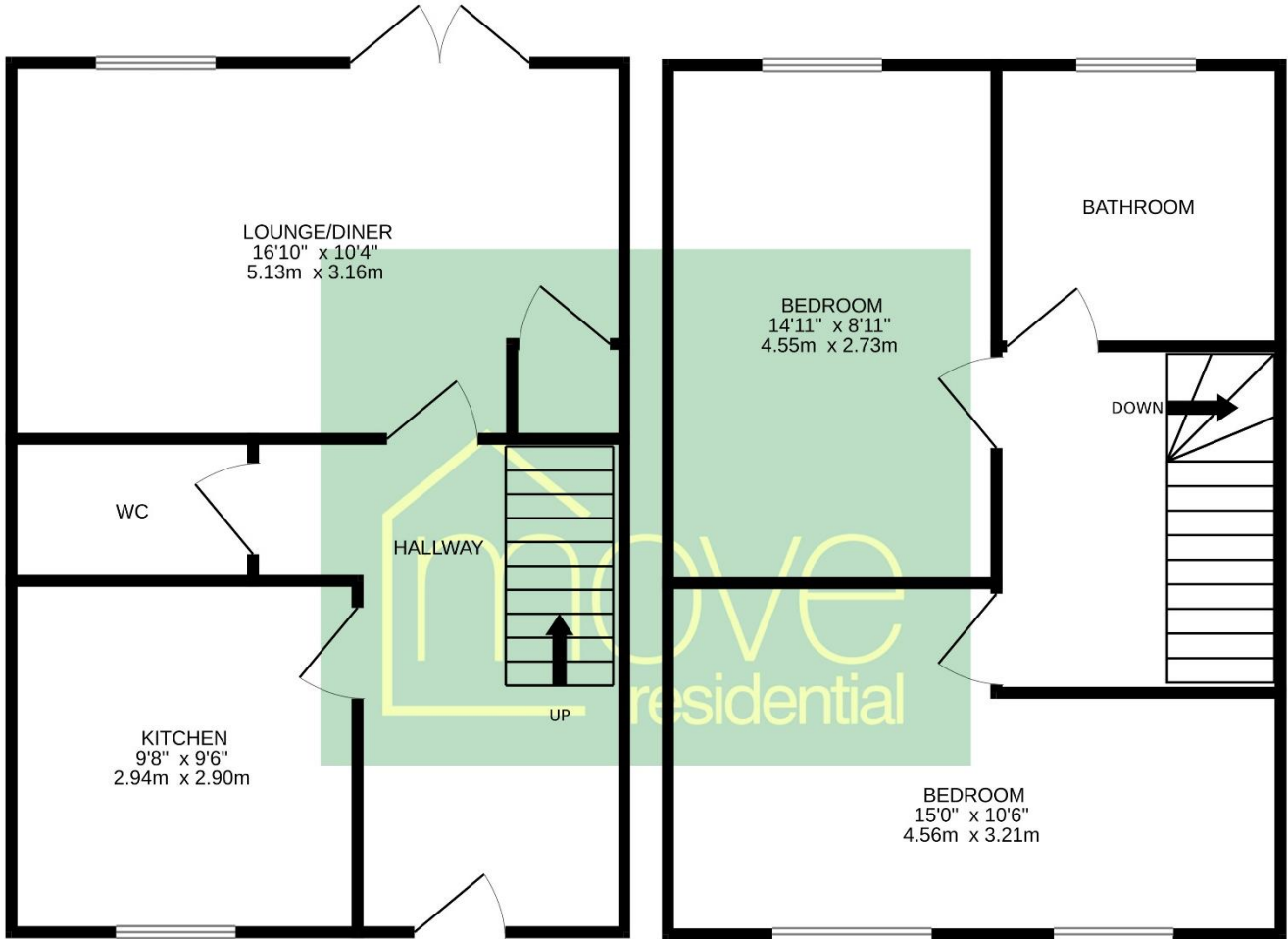
Description

Modern and attractive two double bedroom semi detached home located in the highly desirable area of Pensby. Offered to the sales market with no onward chain, this impressive home is immaculately presented with a tasteful décor throughout. In brief you have a welcoming hallway, downstairs W.C, a well fitted kitchen is found to the front of the property and to the rear a spacious lounge diner with patio doors opening to the delightful rear garden. To the first floor you have two well proportioned bedrooms both with fitted wardrobes and a three piece bathroom suite. Further benefiting from off road parking, double glazing and gas central heating. Completing this home perfectly is the large enclosed rear garden, beautifully manicured with patio and lawned areas perfect for entertaining or relaxing. Set within easy reach of amenities and transport links a closer inspection is strongly recommended.

Floor Plan

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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		92 A
81-91	B		
69-80	C	80 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.