



Cornelius Drive, Pensby, Wirral CH61 9PZ

- Extended Three Bedroom Semi Detached Family Residence
- Spacious, Well Planned and Maintained Living Accommodation
- Lovely Morning Room Opening to a Well Fitted Modern Kitchen
- Ample Off Road Parking and Large Detached Studio/Workshop
- Occupying a Generous Sized Plot in the Prime Location of Pensby
- Hallway, Storage, Front Dining Room and Sizeable Rear Lounge
- Three Bedroom with Fitted Wardrobes and a Shower Room
- Extensive Rear Garden Designed for Ease of Maintenance

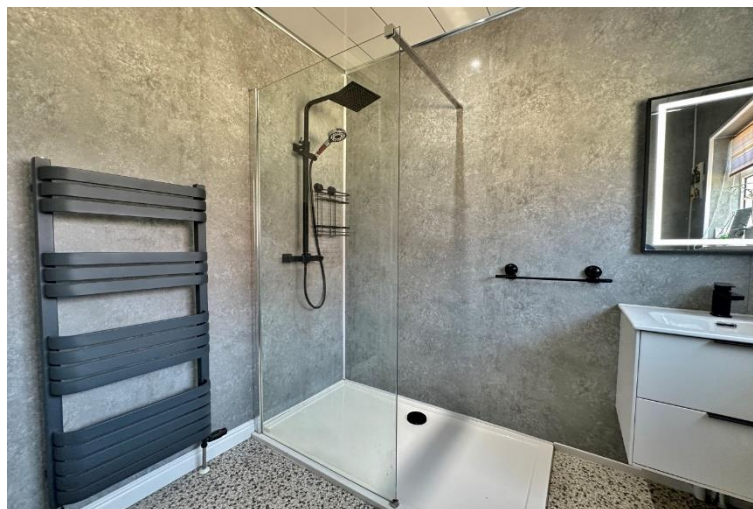


Offers Over £260,000















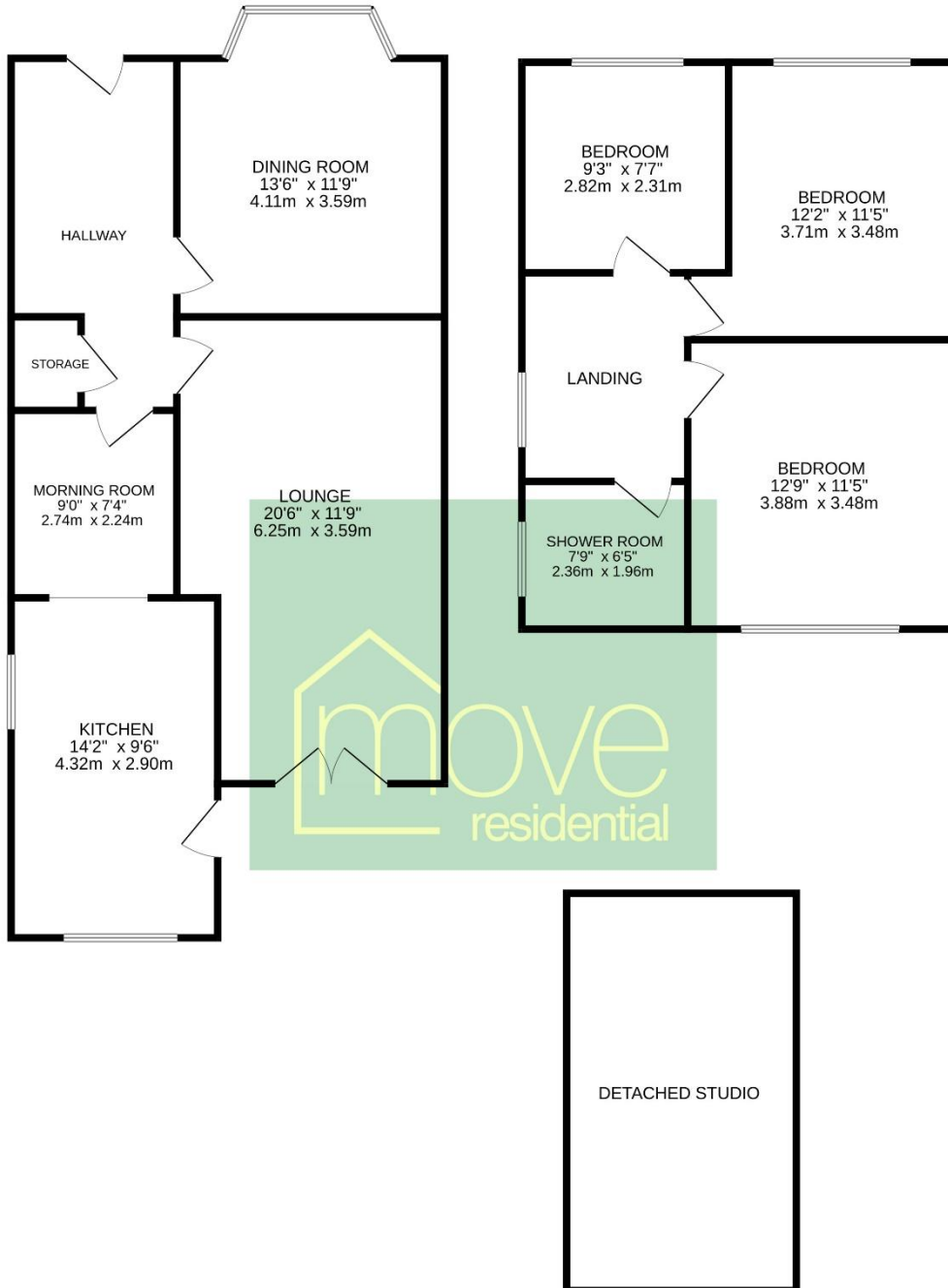


Description

Extended and well maintained, Move Residential are delighted to showcase this impressive three bedroom semi detached family home with the added benefit of a large studio/workshop. Occupying a generous sized plot in the highly sought after area of Pensby, situated within easy reach of amenities, transport links and excellent schools for all age groups. In brief you have a hallway with storage cupboard, bay fronted dining room and spacious rear lounge with patio doors opening to the delightful rear garden. Completing the ground floor you have a lovely morning room which opens into a well fitted modern kitchen. To the first floor you have three sizeable bedrooms all with fitted wardrobes and a shower room. Externally you have ample off road parking, side access gates to the extensive rear garden which has been designed for ease of maintenance with various patio areas ideal for entertaining and relaxing. You also have the aforementioned detached studio/workshop which has a shower, W.C, power, light, water and gas.

GROUND FLOOR
878 sq.ft. (81.6 sq.m.) approx.

1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1353sq.ft. (125.7 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		
81-91	B		83 B
69-80	C		
55-68	D	66 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.