



Pensall Drive, Heswall, Wirral CH61 6XP

- Attractive Double Fronted Three/Four Bedroom Detached Property
- Hallway, Sitting Room/Bed Four and Rear Lounge with Dining Room Off
- Three First Floor Bedrooms, En Suite W.C to Master and Family Bathroom
- Lawned Front Garden and Private Enclosed Landscaped Rear Garden
- Immaculately Presented Spanning Approximately 1622 Square Foot
- Well Fitted Kitchen Diner, Utility Room and Downstairs Shower Room
- Ample Off Road Parking, Gated Access to a Car Port and Detached Garage
- Popular Residential Area of Heswall Close to Amenities and Transport Links



£549,995





















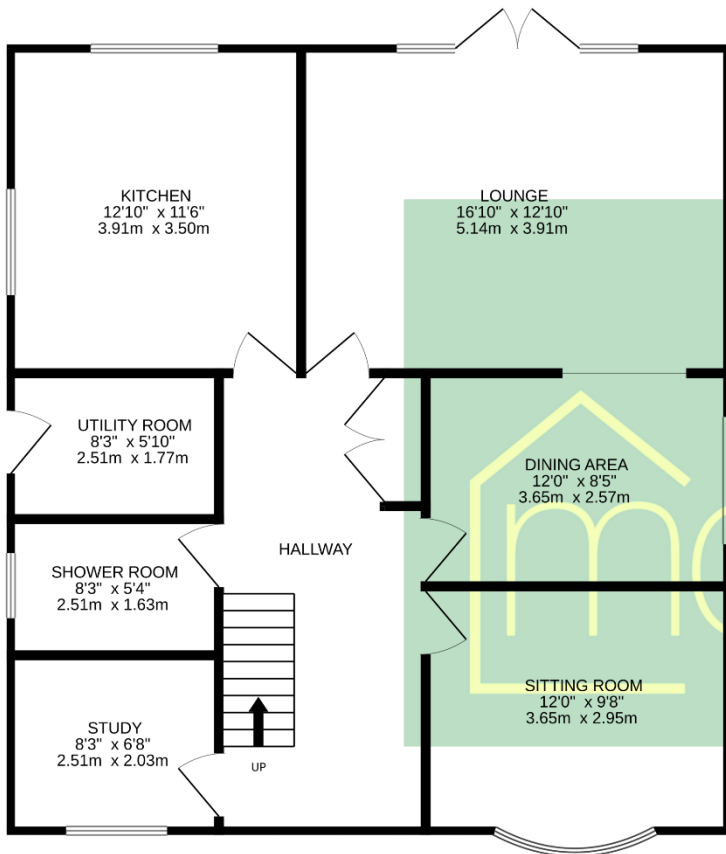


Description

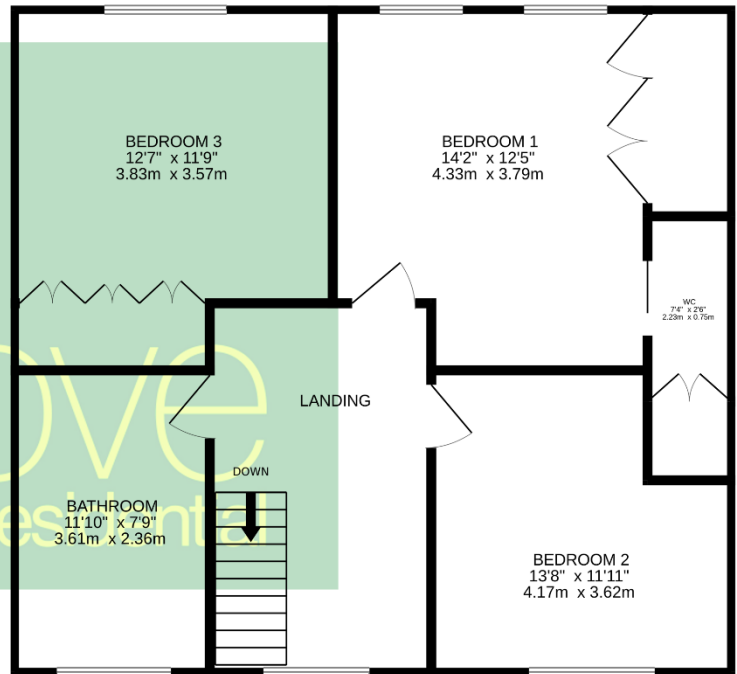
Attractive double fronted three/four bedroom detached dormer style property located in the popular residential area of Heswall. Spanning approximately 1622 square foot of immaculately presented living accommodation which must be viewed to be appreciated in full. In brief you have a large welcoming hallway, bay fronted reception room/bedroom four and a spacious rear lounge with archway into a dining room. Bespoke fitted kitchen diner with granite worktops and utility room off. Completing the ground floor you have a study and shower room. To the first floor you have three double bedrooms, en suite W.C to the master and a four piece family bathroom. Further benefiting from ample off road parking, front lawn and gated access which opens to a large car port leading to a detached garage. Completing this home perfectly is the beautifully landscaped rear garden. Situated within easy reach of amenities, transport links and highly acclaimed schools for all age groups.

Floor Plan

GROUND FLOOR
880 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR
742 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 1622 sq.ft. (150.7 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	73 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.