



Southridge Road, Pensby, Wirral CH61 8RJ

- Deceptively Spacious Three Bedroom Detached Family Residence
- Spanning Over 1900 Square Feet of Family Living Accommodation
- Conservatory, Fitted Kitchen and a Downstairs Shower Room
- Private Enclosed South Facing Rear Garden with Patio and Lawn
- Occupying a Generous Sized Plot at the Head of a Cul-De-Sac
- Porch, Hallway, Three Reception Rooms and Ample Storage Space
- Master with Fitted Furniture, Two Further Bedrooms and Bathroom
- Front Garden and Ample Parking Leading to a Detached Tandem Garage



£299,950 – No Onward Chain

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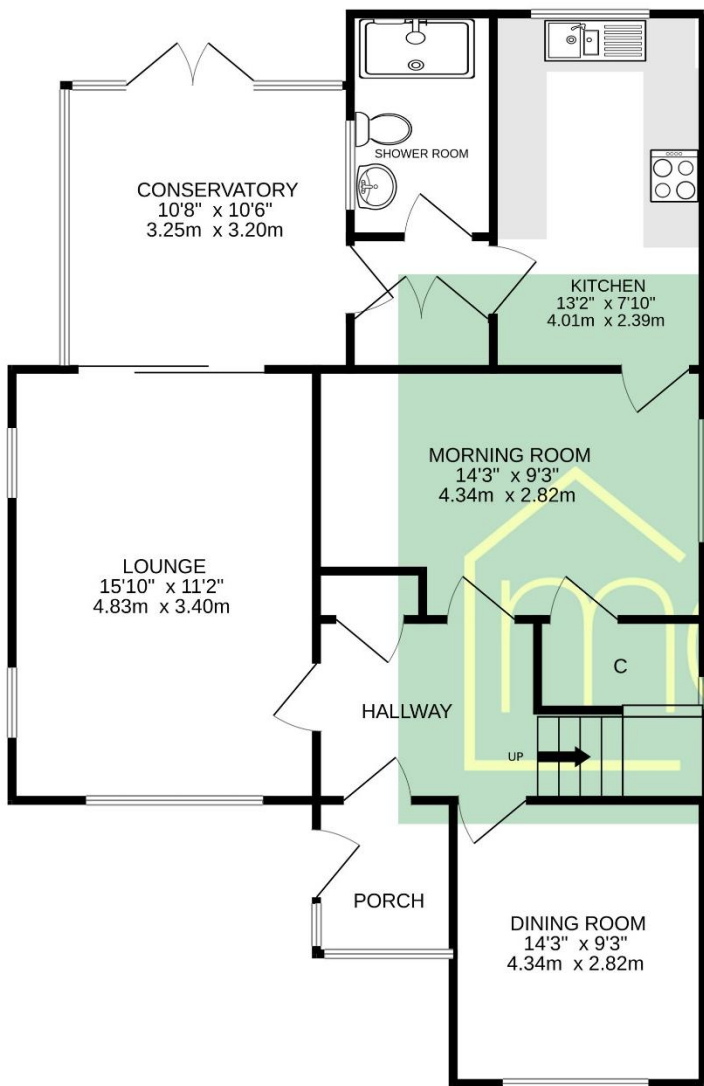






Floor Plan

GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 1329 sq.ft. (123.5 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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1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



Description

Occupying a generous sized south facing plot, Move Residential are delighted to showcase with no onward chain this spacious three bedroom, two bathroom detached family residence. Spanning over 1300 square feet of living accommodation this superb home offers bright and versatile accommodation which must be viewed to be appreciated in full.

In brief you have a porch leading to a hallway with useful storage cupboard. Front reception room and spacious lounge with sliding doors opening to a conservatory. A third reception room with pantry leads to a fitted kitchen and downstairs shower room. A turned staircase with lovely feature stained glass window leads to the first floor, with master bedroom fitted with a range of furniture, two further bedrooms and a three piece bathroom.

Externally the property is set back from the road with a front garden and long driveway providing ample off road parking and leading to a detached tandem garage, the property also benefits from full gas central heating. Completing this home perfectly is the generous rear garden, mainly laid to lawn with patio area and garden shed. Pensby is a popular residential area, the property is a short walk from local shops and transport links and there are excellent schools for all age groups in the area.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 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.