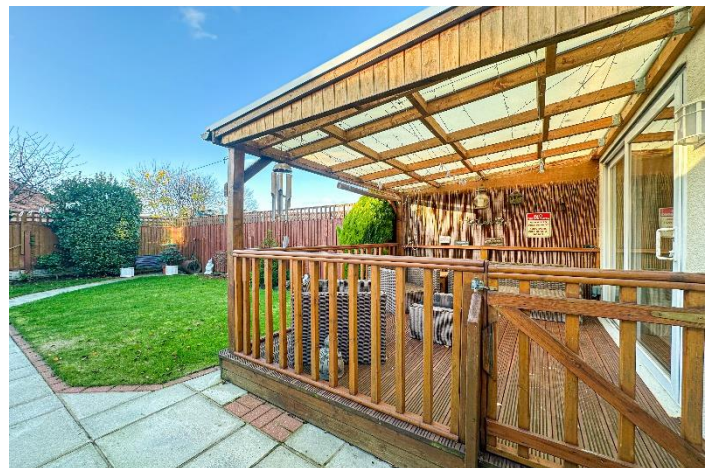


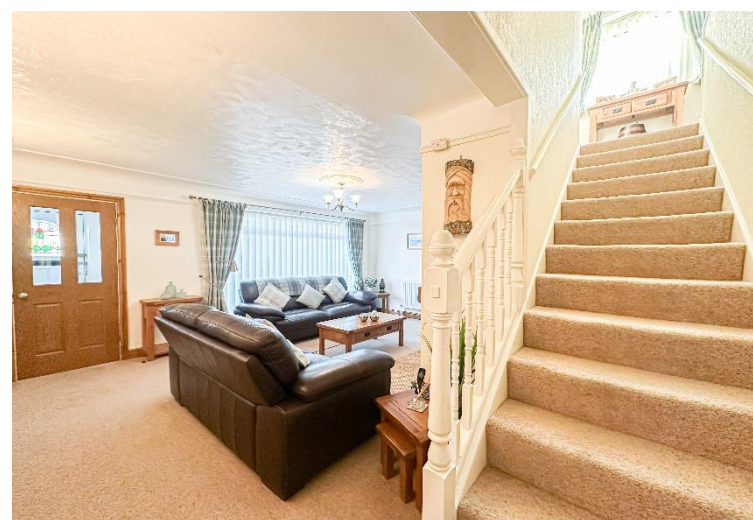


Rusland Avenue, Pensby, Wirral, CH61 5XS

- Delightful Three Bedroom Semi Detached Home
- Generously Proportioned & Beautifully Finished
- Substantial Fitted Kitchen & Convenient Utility
- Contemporary Style Three-Piece Bathroom Suite
- Located In Favoured Residential Area Of Pensby
- Porch, Welcoming Living Room & Dining Room
- Two Spacious Double Bedrooms & Large Single
- Charming Garden, Off-Road Parking & Garage



£270,000















Description

Arriving at the sales market courtesy of appointed agents Move Residential, is this delightful three bedroom semi-detached home, located in the highly favoured residential area of Pensby. Boasting generous and beautifully presented living proportions throughout, this promises to make a wonderful future home for a growing family. Entering via the porch, you are greeted into the property by a spacious family lounge which is flooded with natural light, presenting a welcoming setting to relax and unwind. This is followed by a dining area which enjoys a set of sliding doors providing views and access out to the rear garden, and flows seamlessly into a sizable fitted kitchen, presenting a social space for enjoying family mealtimes and cooking in company. Concluding the ground floor is a converted lean-to which accommodates a convenient utility room. Continuing up to the first floor, you will discover two generously sized double bedrooms and a well-proportioned single room, each finished to an excellent standard and receiving plenty of daylight. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this fantastic home is a contemporary style three-piece family bathroom suite. Externally, the property is further enhanced by a meticulously maintained rear garden which presents a charming outdoor space for the whole household to enjoy, consisting of a neatly manicured lawn and a covered decking area ideal for al-fresco dining and entertaining. To the front, a driveway provides ample off-road parking, whilst a garage offers additional storage space.

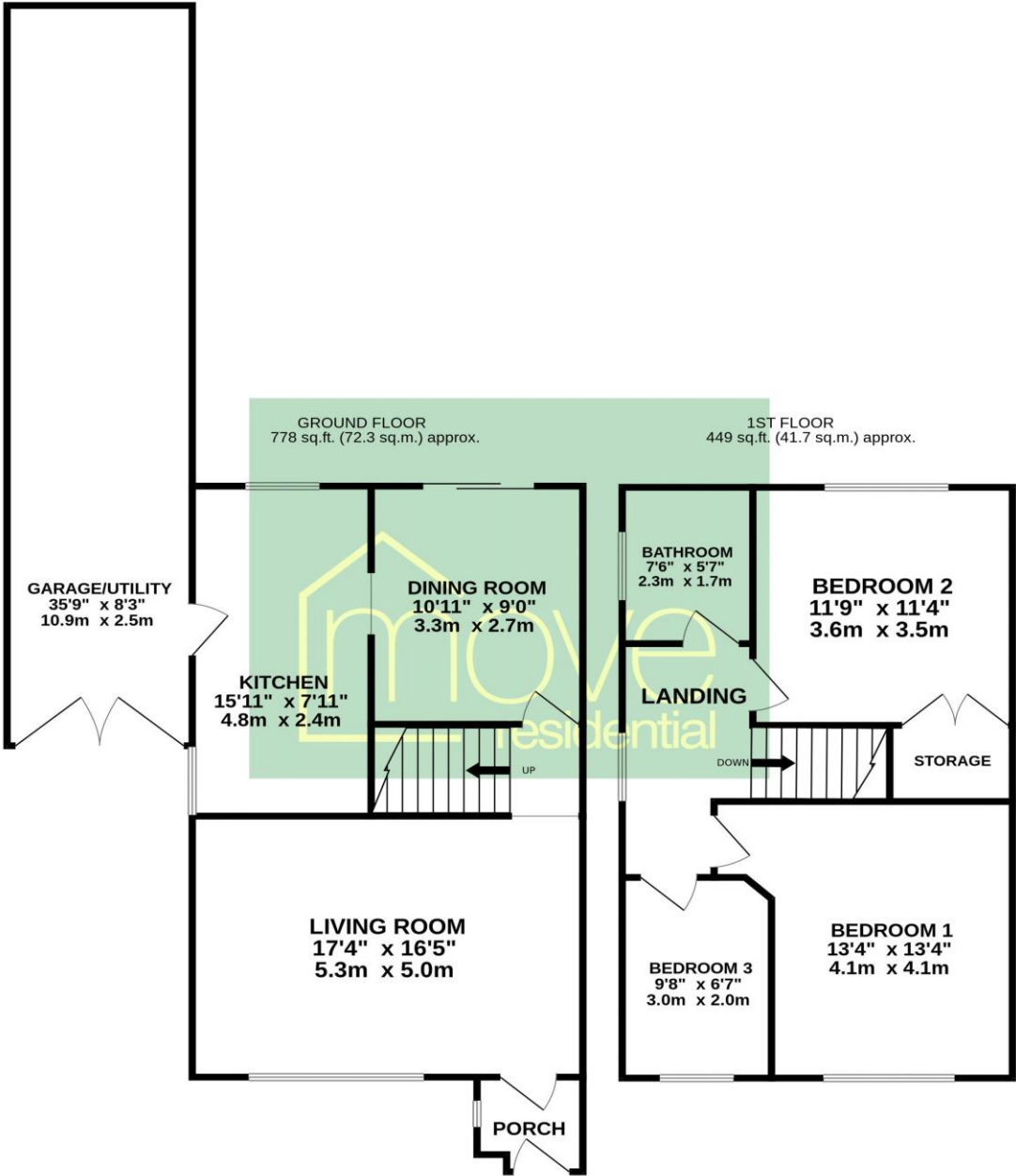
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 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.

Floor Plan



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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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