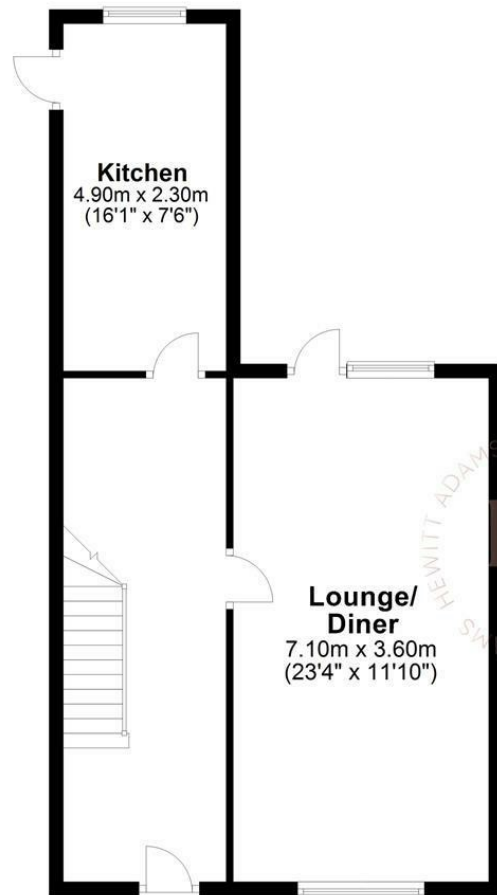




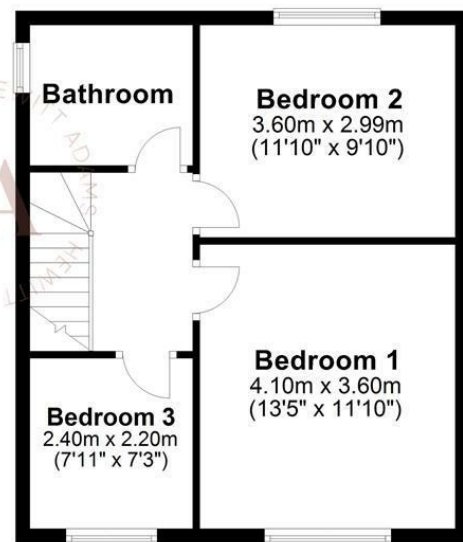
**Ground Floor**

Approx. 54.0 sq. metres (581.8 sq. feet)



**First Floor**

Approx. 42.7 sq. metres (459.5 sq. feet)



**Total area: approx. 96.7 sq. metres (1041.3 sq. feet)**  
For illustration purposes only - not to scale

**Cornelius Drive, Pensby, Wirral CH61 9PY**  
Auction Guide £160,000

3 Bedroom 1 Reception 1 Bathroom

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000

Hewitt Adams and Pattinson Auctions are pleased to offer to the market this THREE BEDROOM semi detached home on Cornelius Drive in Pensby.

The property represents a FANTASTIC RENOVATION OPPORTUNITY, or a BLANK CANVAS for anyone wanting to put their own stamp on a property.

Partially prepared for refurbishment already, the property comes to the market with NO ONWARD CHAIN.

In brief the accommodation affords; entrance hall, lounge dining room, extended kitchen. Upstairs there are three bedrooms and a family bathroom.

There is SPACE TO THE SIDE & REAR for an EXTENSION - subject to regs and consents.

With off-road driveway parking and a good sized garden to the rear.

Call Hewitt Adams on 0151 342 8200 to view.

**Front Entrance**

Into;

**Hall**

Staircase to first floor

**Lounge Dining Room**

23'3" x 11'9" (7.10 x 3.60)

Double glazed window, sliding doors to rear, power points, radiator

**Extended Kitchen**

16'0" x 7'6" (4.90 x 2.30)

Wall and base units, inset sink, tiled floor, double glazed window and side door, space for white goods

**UPSTAIRS**

**Bedroom One**

13'5" x 11'9" (4.10 x 3.60)

Double glazed window, radiator, power points

**Bedroom Two**

11'9" x 9'9" (3.60 x 2.99)

Double glazed window, radiator, power points, wardrobes

**Bedroom Three**

7'10" x 7'2" (2.40 x 2.20)

Double glazed window, radiator, power points

**Bathroom**

W.C, wash hand basin, bath

**EXTERNALLY**

With off-road driveway parking and a good sized garden to the rear.

