Total area: approx. 113.0 sq. metres (1215.9 sq. feet)
For illustration purposes only - not to scale



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ESTATE & LETTING AGENTS

# Ashlea Road, Wirral, CH61 5UW

## Offers Over £375,000

4 Bedroom | 2 Reception | 2 Bathroom

Ashlea Road, Pensby

A stunning, extended four-bedroom semi-detached family home, beautifully presented throughout and offered for sale with no onward chain. Welcome to Ashlea Road, Pensby, where this impressive four-bedroom, two-bathroom home offers stylish, spacious and versatile accommodation ideal for modern family living.

The real heart of the property is undoubtedly the superb open-plan kitchen, dining and living space. Finished to an excellent standard, the contemporary high-specification kitchen is centred around a large island and flows effortlessly into the dining and living areas. Striking Crittall-style doors connect this space with the separate family lounge, creating a fantastic layout for both everyday family life and entertaining.

The accommodation briefly comprises an entrance hall, expansive open-plan kitchen/dining/living area and family lounge. To the first floor are three well-proportioned bedrooms and the family bathroom, while the converted loft provides an impressive fourth bedroom with en-suite WC.
Outside is another major selling point. The property enjoys a particularly large, fully enclosed rear garden, wonderfully landscaped to provide an excellent space for children, pets and entertaining. A generous patio provides plenty of room for outdoor dining, beyond which is an extensive lawn and a useful summer house/garden room.

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## Front Entrance
Into:

## Porch
Door to:

## Hall
Radiator, power points, stairs to first floor

## Open Plan Kitchen Diner
16'7" x 19'1" (5.08 x 5.84)
Extended open plan kitchen diner with wall and base units, central island with electric hob and retractable counter top extraction, integrated oven and grill, space for American style fridge freezer, integrated washing machine and dishwasher, ample space for dining table & chairs and sofa, patio doors to rear, Velux windows, stylish glass doors to:

## Lounge
11'5" x 11'6" (3.49 x 3.52)
Double glazed bay window, radiator, power points, electric fire

## First Floor

## Bedroom One
11'2" x 11'3" (3.41 x 3.44)
Double glazed window, radiator, power points

## Bedroom Two
11'2" x 11'2" (3.42 x 3.42)
Double glazed window, radiator, power points

## Bedroom Three
5'9" x 8'0" (1.76 x 2.45)
Double glazed window, radiator, power points

## Bathroom
5'7" x 6'0" (1.72 x 1.84)
Comprising bath with shower above, w.c, wash hand basin, radiator, part tiled

## Second Floor

## Bedroom
11'9" x 14'7" (3.60 x 4.47)
Double glazed window, radiator, power points, door to:

## En Suite
5'7" x 3'11" (1.72 x 1.20)
W.C, wash hand basin, heated towel rail, double glazed window, part tiled

## Externally
Front - driveway parking for two cars

Rear - large rear garden with expansive lawn that is bookended by patio. A summerhouse equipped with power. Garden shed and gated side access to front.

## Council Tax Band
C

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