



Ground Floor

First Floor



Fishers Lane, Pensby, Wirral CH61 5XF
Offers In The Region Of £275,000

3 Bedroom 1 Reception 1 Bathroom

****Extended - South Facing - Generous Plot - Sold With No Chain - Must View****

Hewitt Adams is delighted to offer to the market with NO ONWARD CHAIN this three bedroom EXTENDED semi located on the POPULAR Fishers Lane in Pensby, a short walk from a local park, shops and transport links.

Previously EXTENDED the property offers a fantastic ground-floor layout that already offers a large OPEN-PLAN kitchen and dining room, with a utility space and w.c.

Whilst the property does require a modest amount of modernisation - the hard work has already been done in terms of 'creating the space'. Someone can now come straight in and modernise the home to suit them!

In brief the accommodation affords; entrance porch, lounge, OPEN-PLAN kitchen diner, utility / porch, w.c. Upstairs there are three bedrooms and a modern shower-room.

Externally there is a paved driveway and front patio garden, and a large rear garden with further patio, established lawned garden and access to the detached rear garage with further off-road communal parking used by residents.

Front Entrance

Into;

Porch

Door into;

Lounge

11'1" x 19'10" (3.4 x 6.07)

Double glazed window, radiator, power points

Extended Kitchen Diner

14'5" x 19'10" (4.4 x 6.05)

EXTENDED open-plan kitchen dining room with fitted wall and base units, spaces for white goods, peninsula island, inset sink, double glazed patio doors to garden, double glazed window, door to utility / rear porch and w.c

Utility Area

With access to the rear garden, store-room, access to the w.c

W.C

W.C

UPSTAIRS

Bedroom One

14'1" x 11'1" (4.3 x 3.4)

Double glazed window, radiator, power points

Bedroom Two

13'5" x 8'6" (4.1 x 2.6)

Double glazed window, radiator, power points

Bedroom Three

7'10" x 8'6" (2.4 x 2.6)

Double glazed window, radiator, power points

Shower-Room

Modern shower-room comprising shower, low level w.c, wash hand basin

EXTERNALLY

South Facing rear garden with patio, lawned garden, access to the rear garage and further parking to the rear.

Council Tax Band

C

