



Rusland Avenue, Pensby, Wirral



£265,000



## Key Features

- No onwads chain
- Double glazing and gas central heating
- Off-road parking for multiple vehicles
- Private rear garden with lawn, patio, and fruit tree
- Excellent transport links to Heswall, West Kirby, and M53
- EPC rating C
- Freehold





Welcome to 5 Rusland Avenue, a spacious three-bedroom semi-detached property offering a fantastic opportunity to add value in one of Wirral's most desirable family-friendly locations. Positioned in the heart of Pensby, this home enjoys excellent access to local amenities, reputable primary and secondary schools, and efficient transport links connecting you to Heswall, West Kirby, and beyond. The ground floor comprises a welcoming entrance leading into two well-sized reception rooms, the front lounge offers a large window allowing plenty of natural light, while the rear dining area enjoys patio doors that open out to the private garden. The kitchen is a functional space with good cupboard storage and access to the side of the property, making it ideal for daily use or further extension (subject to permissions).

Upstairs, the property boasts two double bedrooms and a generously sized single room, along with a family bathroom featuring a white suite and over-bath shower. Outside, the rear garden is mainly lawn with mature borders and a detached brick-built garage/workshop - perfect for storage or conversion to a home office or hobby space.

Further benefits include off-road parking,

gas central heating, and double glazing throughout. This home is perfect for buyers looking to move into a popular neighbourhood with potential to update and personalise.

Pensby is renowned for its community feel, nearby parks, and schooling - including Ladymount Primary School and Pensby High School, both within walking distance. The area also offers convenient access to local shops, cafes, and public transport for commuting or leisure.

#### **Kitchen 15'10" x 8'0" (4.8m x 2.4m)**

A bright galley-style kitchen with modern white units, generous worktop space, and access to the rear garden

#### **Living Room (Front Reception) 11'6" x 17'5" (3.5m x 5.3m)**

A spacious front-facing lounge with a large window that floods the room with natural light, offering a comfortable setting for relaxation.

#### **Back Reception Room (Dining Room) 10'11" x 9'0" (3.3m x 2.7m)**

Located to the rear of the property, this versatile space features patio doors opening onto the garden, perfect as a dining area or second living room.

#### **Bedroom One 12'6" x 10'8" (3.8m x 3.3m)**

A generously sized double bedroom with a wide window offering elevated street views, built-in wardrobe, neutral décor and ample space for furnishings.





### Bedroom Two 10'11" x 11'7" (3.3m x 3.5m)

A good-sized double bedroom overlooking the rear garden, offering great natural light.

### Bedroom Three 9'8" x 10'5" (2.9m x 3.2m)

A bright single bedroom to the front of the property, ideal as a child's room, home office, or guest space.

### Bathroom 9'3" x 6'6" (2.8m x 2m)

A clean and modern three-piece suite with bath, overhead shower, shower screen, wash basin and WC, complete with tiled walls and a frosted window for privacy.

### Garage 17'7" x 12'3" (5.4m x 3.7m)

A detached brick-built garage/workshop, ideal for storage, DIY projects or conversion potential.

### Garden

The rear garden offers a generous outdoor space, featuring a mix of patio and lawn areas, mature shrubs, and a charming apple tree.

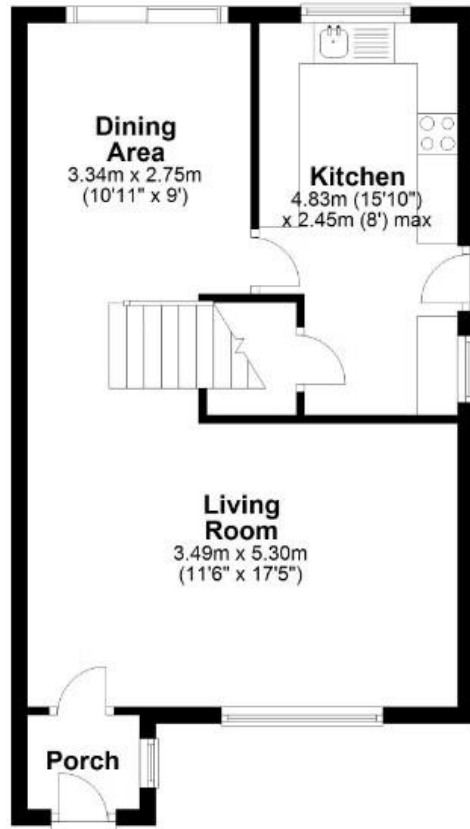






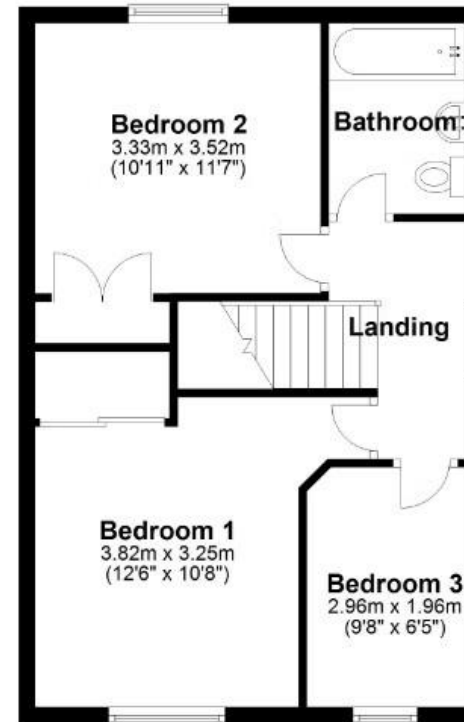
### Ground Floor

Approx. 46.4 sq. metres (499.4 sq. feet)



### First Floor

Approx. 44.6 sq. metres (480.6 sq. feet)



Total area: approx. 91.0 sq. metres (980.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.  
This plan is for illustrative purpose 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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