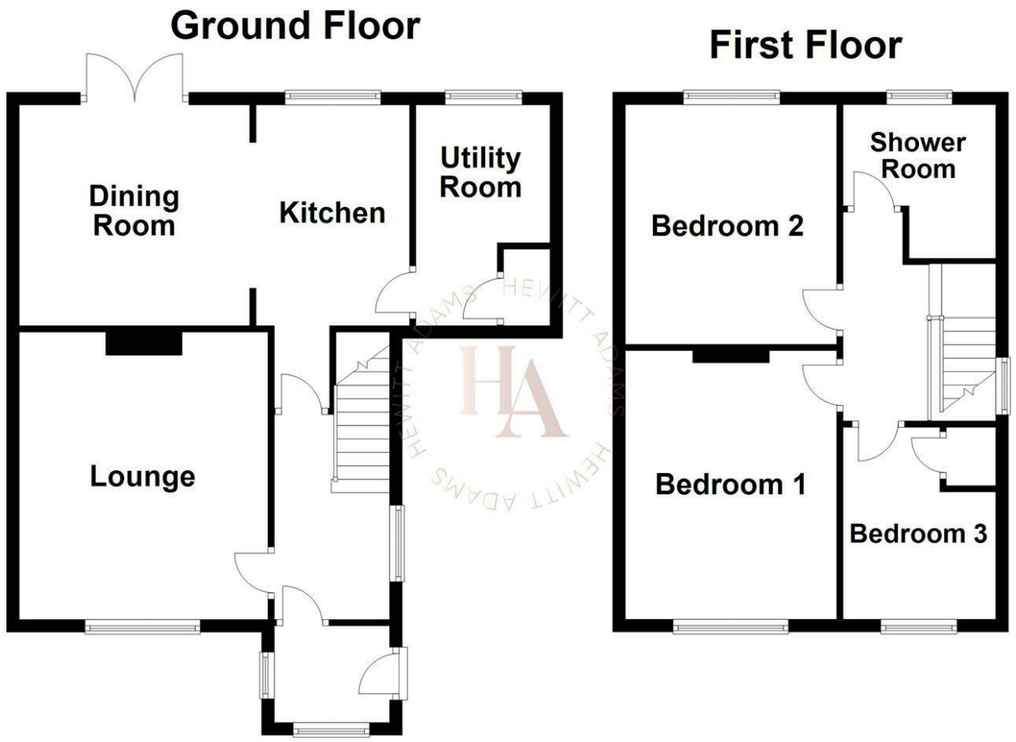






For illustration purposes only - not to scale

www.hewittadams.co.uk

HEWITT ADAMS
ESTATE & LETTING AGENTS



Somerset Road, Pensby, Wirral CH61 8SW

£262,500

3 Bedroom | 1 Reception | 1 Bathroom

Stylish Three Bedroom Home - Large South Facing Garden - Modern Kitchen & Bathroom - Perfect First Time Buy

Hewitt Adams are pleased to market this THREE BEDROOM home on Somerset Road in Pensby. The property has undergone a scheme of modernisation in recent years, and comes to the market in FANTASTIC CONDITION.

Notable selling points include the OPEN-PLAN kitchen diner, the fact that the property boasts a UTILITY & downstairs W.C. The SOUTH FACING GARDEN is a brilliant size, and there is even a GARDEN OFFICE / STUDIO / GYM.

If you're a FIRST TIME BUYER or are looking for a starter family home - then this property ticks so many boxes!

In brief the accommodation offers; entrance porch, hallway, lounge complete with LOG-BURNER, open-plan kitchen diner, utility and w.c. Upstairs there are three bedrooms and a stylish modern shower-room.

Externally there is a generous FRONT DRIVEWAY, and to the rear is the SOUTH-FACING garden laid to lawn and Indian stone. With a GARDEN-ROOM - ideal for working from home.

www.hewittadams.co.uk | A: 20 Pensby Road, Heswall, CH60 7RE | T: 0151 342 8200

Hewitt Adams Ltd. Registered in England | Company Reg No: 09987691 | Company VAT No: 249324300

Front Entrance
Into;

Porch
Tiled floor, door into;

Hall
Staircase, radiator, double glazed window

Lounge
11'6" x 13'1" (3.51 x 4.0)
Double glazed window, radiator, power points, log-burner

Kitchen Diner
10'9" x 17'8" (3.3 x 5.4)
Open-Plan kitchen diner with fitted kitchen with wall and base units, integrated oven and hob, inset sink, peninsula island, double glazed window, double glazed doors to the garden, ample space for dinner table and chairs. Door into;

Utility
11'1" x 6'6" (3.4 x 2.0)
Wall and base units, space and plumbing for washing machine and dryer, inset sink, double glazed window, door into;

W.C
W.C

UPSTAIRS

Bedroom
10'2" x 14'5" (3.11 x 4.4)
Double glazed window, radiator, power points

Bedroom
9'10" x 10'9" (3.0 x 3.3)
Double glazed window, radiator, power points

Bedroom
7'2" x 9'2" (2.2 x 2.8)
Double glazed window, radiator, power points

Shower-Room
Modern fully tiled shower-room comprising shower, low level w.c, wash hand basin, double glazed window

EXTERNALLY
Externally there is a generous FRONT DRIVEWAY, and to the rear is the SOUTH-FACING garden laid to lawn and Indian stone. With a GARDEN-ROOM - ideal for working from home.










www.hewittadams.co.uk | A: 20 Pensby Road, Heswall, CH60 7RE | T: 0151 342 8200
Hewitt Adams Ltd. Registered in England | Company Reg No: 09987691 | Company VAT No: 249324300