



# Bridgenorth Road, Pensby

£280,000 Offers Over



**LESLEY HOOKS**  
ESTATE AGENTS





This well-presented semi-detached home offers practical and versatile accommodation, making it an ideal choice for families and first-time buyers alike. The ground floor features a bright open-plan kitchen and dining area, creating a sociable heart of the home that works perfectly for everyday living as well as entertaining. The open layout allows flexibility for dining and family time, while doors lead through to a conservatory, providing an additional living space. A main reception room completes the ground floor and serves as the principal living room, offering a comfortable space to unwind.

To the first floor, the property features three well-proportioned bedrooms and a three piece family bathroom. Externally, the property benefits from a driveway providing off-road parking, a garage for additional storage, and a garden offering outdoor space for children, entertaining, or simply relaxing. Located in a popular residential area, this home offers easy access to local amenities, including Heswall's cafés, restaurants, and independent shops. Well-regarded schools are nearby, and transport links, including roads across the Wirral and to the motorway network, are close at hand. Freehold, Council tax band C.



**Hallway**

17'0" (5.18m) x 6'4" (1.93m)

**Lounge**

16'3" (4.95m) x 11'11" (3.63m)

**Kitchen/Diner**

12'2" (3.71m) Max x 18'7" (5.66m) Max

**Conservatory**

9'0" (2.74m) x 12'4" (3.76m)

**Downstairs WC**

4'10" (1.47m) x 2'4" (0.71m)



**Bedroom One**

16'3" (4.95m) x 12'0" (3.66m)

**Bedroom Two**

12'4" (3.76m) x 11'1" (3.38m)

**Bedroom Three**

8'10" (2.69m) x 6'4" (1.93m)

**Bathroom**

5'10" (1.78m) x 7'2" (2.18m)

**WC**

2'8" (0.81m) x 4'2" (1.27m)





GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplan, the measurements of rooms, fixtures, fittings and other items are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should not be used as a basis for any contractual agreement. The location, position and appearance of any items are not guaranteed and are subject to change without notice. Made with Metreplan 10/2020

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