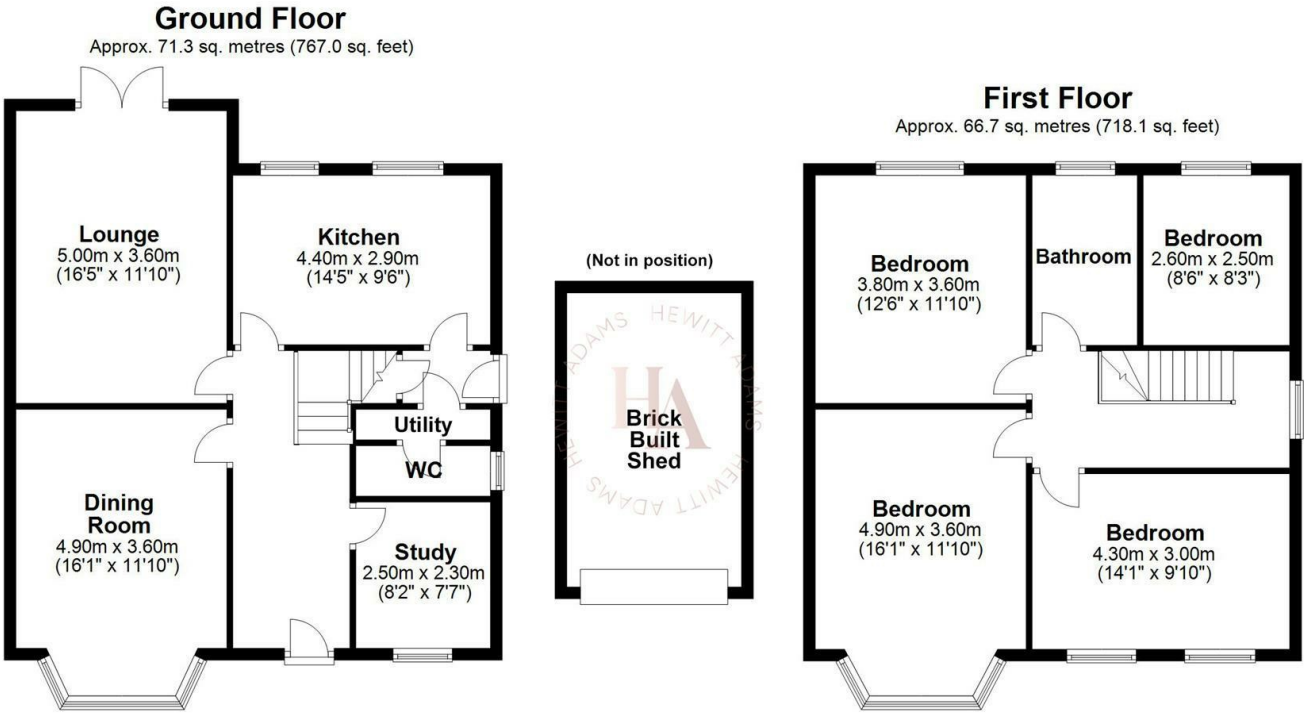




Total area: approx. 138.0 sq. metres (1485.1 sq. feet)  
For illustration purposes only - not to scale



## Pensby Road, Heswall, Merseyside CH61 5UA

£599,950

4 Bedroom 3 Reception 1 Bathroom

\*\*Four Bedroom Detached 1930's Family Home - Sought After Heswall Location - South Westerly Facing Landscaped Gardens - Sold With No Onward Chain!\*\*

Hewitt Adams is thrilled to offer to the market this charming LARGE FOUR BEDROOMED double fronted DETACHED family home on Pensby Road in Heswall, a POPULAR LOCATION that is a short leisurely stroll from the CENTRE OF HESWALL.

The property has been a much loved family home and has been upgraded and MODERNISED over the years and offers plenty of VERSATILE living space for families. With THREE reception rooms, FOUR bedrooms, a utility room and downstairs W.C - this property ticks a lot of the 'ESSENTIAL FAMILY HOME TRAITS' boxes!

In brief the accommodation affords: entrance hall with parquet flooring, lounge, dining room, study / play-room, kitchen, utility, W.C. Upstairs there are four bedrooms and the four-piece family bathroom. With underfloor heating in several downstairs areas.

With off-road driveway parking for 3/4 cars, and a detached brick-built shed/garage store. With stunning LANDSCAPED rear gardens that enjoy plenty of sunshine due to it being SOUTH WESTERLY FACING.

Call Hewitt Adams on 0151 342 8200 to view this NO CHAIN family home.



Front Entrance

Into:

Hall

Parquet, staircase, radiator, power points

Dining Room

11'8" x 16'0" (3.57 x 4.9)

Parquet flooring, radiator, power points, log-burner

Lounge

16'4" x 11'9" (5.00 x 3.6)

Parquet flooring, radiator, power points, log-burner, double glazed patio doors to the garden

Kitchen

9'10" x 14'5" (3.00 x 4.4)

Attractive cottage style shaker kitchen with wall and base units, Belfast sink, integrated dishwasher, Range style cooker, space for fridge freezer, granite worktops, double glazed windows, tiled floor, underfloor heating

Utility

Fitted wall and base units, space for washing machine, underfloor heating, door into:

W.C.

Modern W.C with hand wash basin, W.C, towel rail

Study / Play-Room

7'6" x 8'2" (2.3 x 2.5)

Double glazed window, tiled floor, radiator, power points, underfloor heating

UPSTAIRS

Bedroom One

11'9" x 16'0" (3.6 x 4.9)

Double glazed window, radiator, power points, ornate fireplace, exposed floorboards

Bedroom Two

11'9" x 12'5" (3.6 x 3.8)

Double glazed window, radiator, power points, ornate fireplace, exposed floorboards

Bedroom Three

11'9" x 13'1" (3.6 x 4.00)

Double glazed window, radiator, power points, ornate fireplace, exposed floorboards

Bedroom Four

8'6" x 8'2" (2.6 x 2.5)

Double glazed window, radiator, power points.

Bathroom

Comprising bath with shower above, low level W.C, wash hand basin, fully tiled, double glazed window

EXTERNALLY

Front Aspect - Large driveway affording parking for several cars, access to the rear garden. Detached brick-built shed / garage store

Rear Aspect - South Westerly facing sunny rear garden with patio and lawn.

