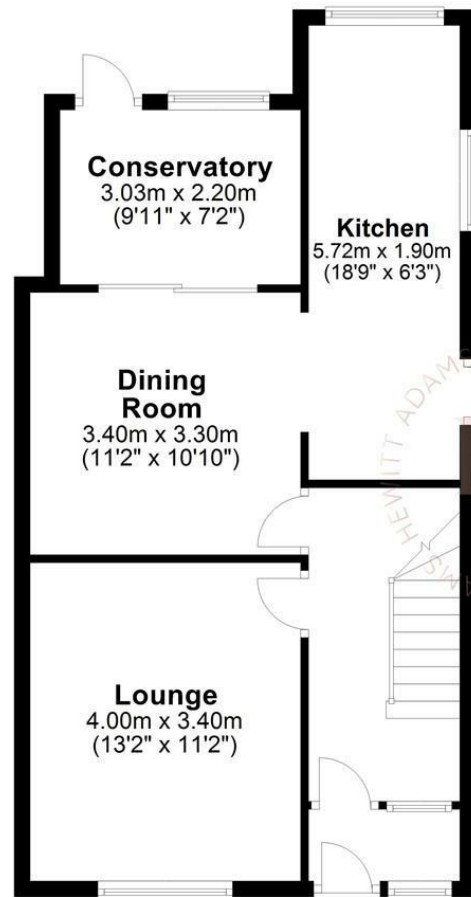




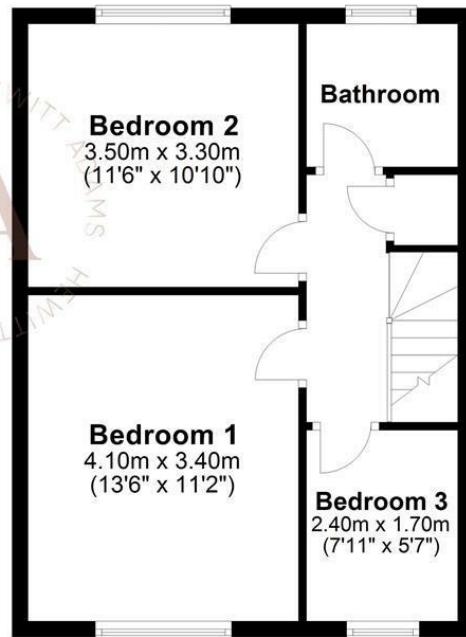
**Ground Floor**

Approx. 53.6 sq. metres (577.1 sq. feet)



**First Floor**

Approx. 40.4 sq. metres (435.1 sq. feet)



Total area: approx. 94.0 sq. metres (1012.2 sq. feet)  
For illustration purposes only - not to scale

**Ashlea Road, Pensby, Wirral CH61 5UQ**  
Auction Guide £225,000

3 Bedroom 2 Reception 1 Bathroom E

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £225,000

We are delighted to offer to the market this THREE BEDROOM semi on the popular Ashlea Road in Pensby, a short walk from local shops, bus links and schooling.

In the agents opinion this is the ideal starter family home or FIRST TIME BUY.

Offering huge potential for a large OPEN-PLAN kitchen dining living space at the rear STPP and Building regs, courtesy of the existing structure in place.

A great selling point to this property is the fact that it boasts a SOUTHERLY FACING garden, and is sold with NO CHAIN. The property has also been improved previously with a NEW roof within the last few years.

In brief the accommodation affords; entrance hall, lounge, dining room, kitchen, sun-room. Upstairs there are three bedrooms and a family bathroom.

With off-road driveway parking and a generous sunny aspect rear garden.

**Front Entrance**

Into;

**Porch**

Door into;

**Hall**

Staircase to first floor

**Lounge**

11'1" x 13'1" (3.4 x 4.00)

Double glazed window, radiator, power points, fireplace

**Dining Room**

11'1" x 10'9" (3.4 x 3.3)

Double glazed sliding door to conservatory, radiator, power points, opens into;

**Kitchen**

18'9" x 6'2" (5.72 x 1.9)

Extended kitchen with wall and base units, inset sink, integrated oven and hob, space for white goods, double glazed window, side door, tiled floor

**Conservatory**

7'2" x 9'11" (2.2 x 3.03)

Overlooking the Southerly facing rear garden

**UPSTAIRS**

**Bedroom One**

11'1" x 13'5" (3.4 x 4.1)

Double glazed window, radiator, power points, wardrobes

**Bedroom Two**

11'5" x 11'1" (3.5 x 3.4)

Double glazed window, radiator, power points, wardrobes

**Bedroom Three**

7'10" x 5'6" (2.4 x 1.7)

Double glazed window, radiator, power points

**Bathroom**

Comprising bath with shower attachment, low level w.c, wash hand basin, double glazed window

**EXTERNALLY**

Front Aspect - generous driveway affording off-road parking, side gate access to the rear garden

Rear Aspect - SOUTHERLY FACING rear garden laid to patio and lawn

