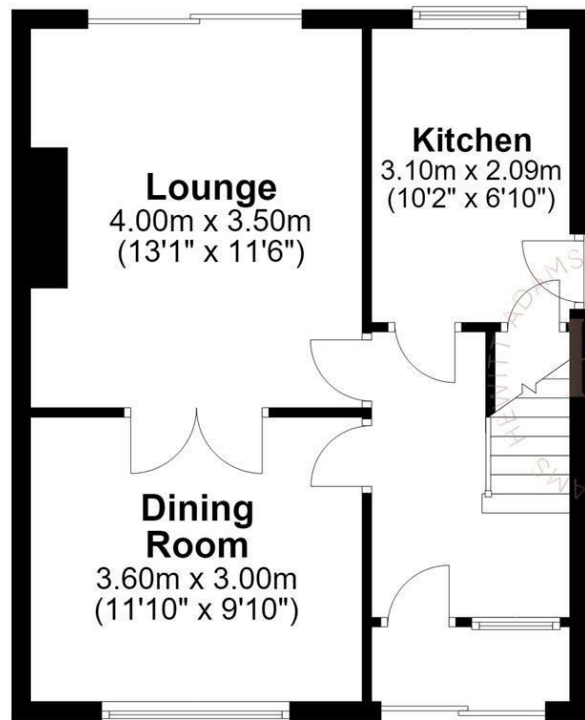




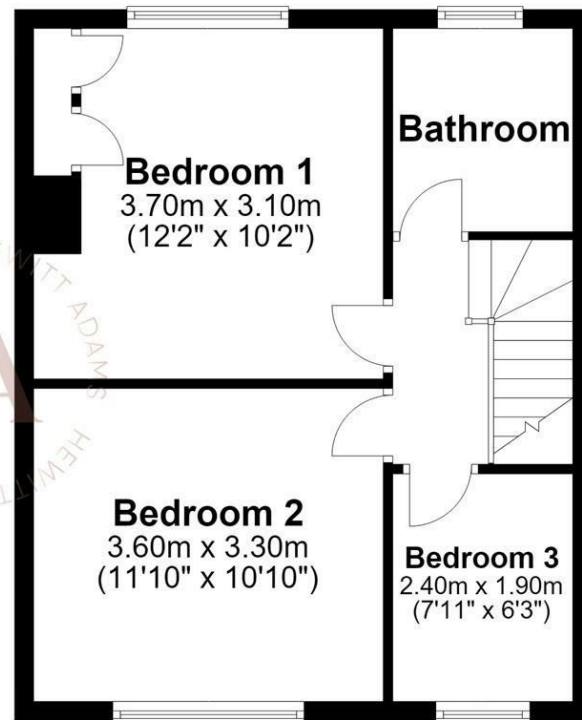
Ground Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.0 sq. feet)



Total area: approx. 81.1 sq. metres (873.2 sq. feet)
For illustration purposes only - not to scale

Kenilworth Drive, Pensby, Wirral CH61 8TA

Offers Over £270,000

3 Bedroom 2 Reception 1 Bathroom E

Three-Bedroom Semi-Detached | Sought-After Pensby Location | Backs onto Open Fields with Fantastic Views

Hewitt Adams are delighted to offer to the market this beautifully presented three-bedroom semi-detached family home, situated on the ever-popular Kenilworth Drive in Pensby. Offering an ideal first step onto the property ladder, this superb home is perfectly suited to first-time buyers and young families alike.

Occupying a favoured position on the desirable side of the road, the property enjoys a wonderful open aspect to the rear, backing directly onto open fields. The upstairs rear bedrooms benefit from fantastic far-reaching countryside views, creating a peaceful setting that is rarely available.

The property sits on a generous plot with excellent potential to extend to the side and rear, subject to the necessary planning permissions and building regulations, allowing buyers the opportunity to create their long-term family home. Beautifully maintained throughout, the house is presented in excellent condition, enabling a purchaser to move straight in and enjoy from day one.

In brief, the accommodation comprises an entrance hall, lounge, dining room and kitchen. To the first floor are three bedrooms and a modern family bathroom. Externally, the property benefits from off-road driveway parking, a detached garage to the rear, and attractive gardens. Further benefits include full double glazing and gas central heating.

Early viewing is highly recommended. Contact Hewitt Adams today on 0151 342 8200 to arrange your appointment.

Front Entrance

Into;

Hall

Staircase, radiator

Lounge

9'10" x 11'9" (3.00 x 3.60)

Double glazed window, radiator, power points, opens to;

Living / Dining Room

13'1" x 11'5" (4.00 x 3.50)

Double glazed window, radiator, power points

Kitchen

10'2" x 6'10" (3.1 x 2.09)

Wall and base units, inset sink, integrated oven and hob, space for white goods

UPSTAIRS

Bedroom

13'5" x 10'2" (4.1 x 3.1)

Double glazed window, radiator, power points

Bedroom

11'9" x 10'9" (3.6 x 3.3)

Double glazed window, radiator, power points

Bedroom

7'10" x 6'2" (2.4 x 1.9)

Double glazed window, radiator, power points

Bathroom

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

EXTERNALLY

Front Aspect - Driveway parking, detached rear garage

Rear Aspect - Laid to patio and lawn.

