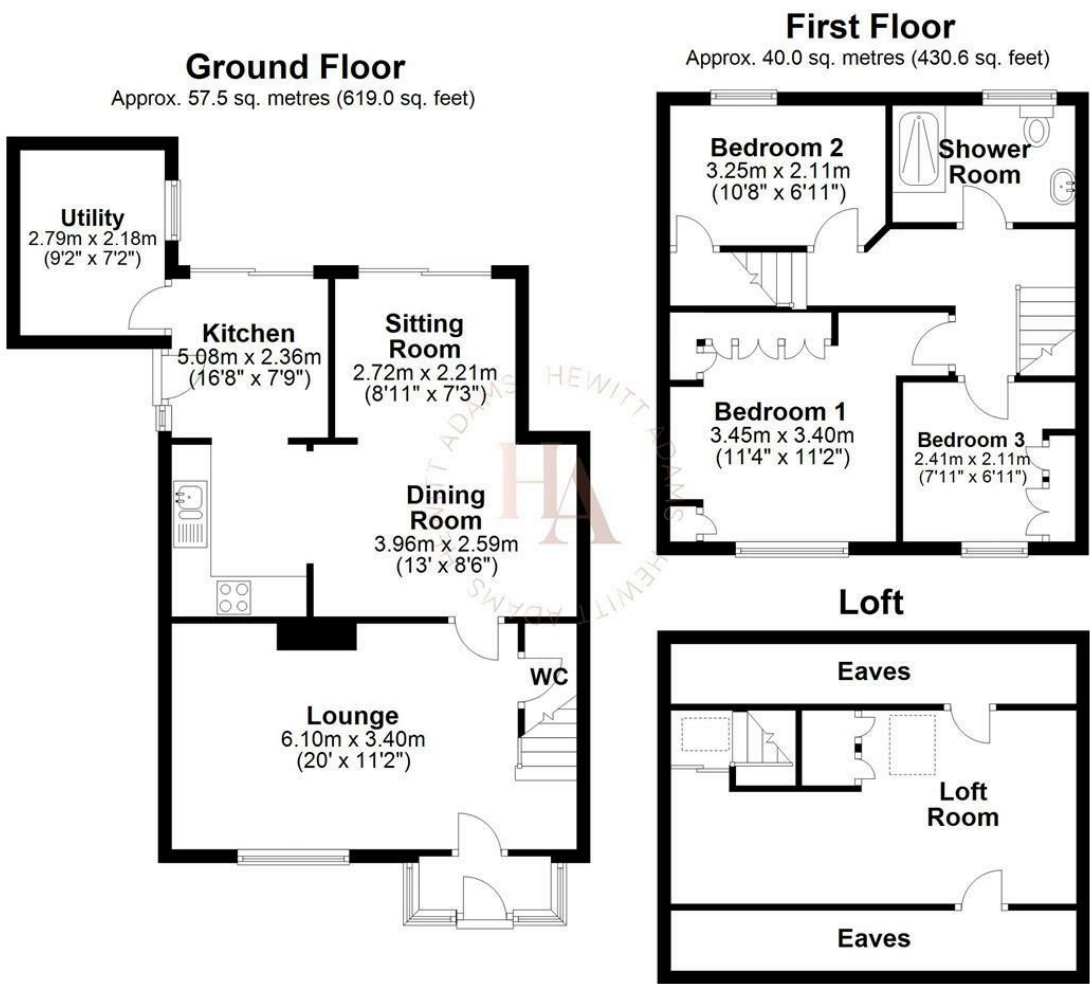




Total area: approx. 97.5 sq. metres (1049.6 sq. feet)
(Excluding Loft)
For illustration purposes only - not to scale

Fishers Lane, Wirral, CH61 8SD

£265,000

3 Bedroom 2 Reception 2 Bathroom D

Extended Family Home with Sunny South-Facing Garden, Loft Room & Driveway Potential – A Must-See on Fishers Lane!

If you've been waiting for a home that ticks all the boxes (and then adds a few more), this extended three-bedroom semi-detached on Fishers Lane could be the one that stops your search in its tracks... From the sun-soaked south-facing garden – perfect for summer BBQs and lazy weekends – to the extended kitchen/diner that's made for family life and entertaining, this home delivers space, versatility and lifestyle in equal measure. Add in a handy downstairs W.C., a brilliant usable loft room, and potential for off-road parking... and you've got a property that really stands out from the crowd.

Location-wise, it's spot on too – within easy walking distance of Pensby High School, local shops, amenities and transport links, making day-to-day life that little bit easier.

Inside, the accommodation flows beautifully. The ground floor offers a welcoming Entrance Porch, convenient W.C., a cosy Lounge, Dining Room, additional Sitting Room, a modern Kitchen, and a Utility Room – plenty of flexible living space for families of all shapes and sizes. Upstairs, you'll find three well-proportioned Bedrooms and a Shower Room, while the real bonus is the excellent, usable loft space – currently used as a Bedroom by the owner, offering fantastic extra space for guests, a home office or hobbies.

Externally, the property boasts a block paved frontage with potential to create off-road parking (subject to necessary consents), and to the rear, that all-important sunny south-facing garden – a real highlight.

Front Entrance

Into;

Porch

Door into;

Lounge

Double glazed window, radiator, power points, fireplace

W.C

W.C, wash hand basin

Dining Room

12'11" x 8'5" (3.96m x 2.59m)

Open plan to the Sitting Room and Kitchen, laminate flooring.

Kitchen

20'0" x 11'1" (6.10m x 3.40m)

Wall and base units with worktops, inset sink, drainer and retractable mixer tap, tiled splash back to the walls, laminate flooring. Integrated appliances include: Electric oven, gas hob and extractor fan.

Sitting Room

8'11" x 7'3" (2.72m x 2.21m)

Sliding patio doors to the rear elevation, laminate flooring.

Utility

UPSTAIRS

Bedroom 1

11'3" x 11'1" (3.45m x 3.40m)

Double glazed window, radiator, power points, wardrobes

Bedroom 2

10'7" x 6'11" (3.25m x 2.11m)

Double glazed window, radiator, power points

Bedroom 3

7'10" x 6'11" (2.41m x 2.11m)

Double glazed window, radiator, power points

Bathroom

W.C, wash hand basin, bath with shower, double glazed window

LOFT ROOM

A good space that is currently being used a Bedroom. The room has a radiator, Velux sky light and eaves storage space.

EXTERNALLY

Front Aspect - Generous off-road driveway parking

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

Council Tax Band

B

