

FOR SALE

£270,000

Rusland Avenue, Pensby, Wirral. CH61 5XS



Extended family home! Tucked away in Rusland Avenue is this well-presented, three bedroom, semi-detached home. Ticking every box for a growing family, the current owners have created the idea space for a buyer to grow into with spacious living accommodation, a downstairs WC and a private garden. With reputable schools nearby, you also find yourself close to local amenities and great transport links. This is not one to be missed.



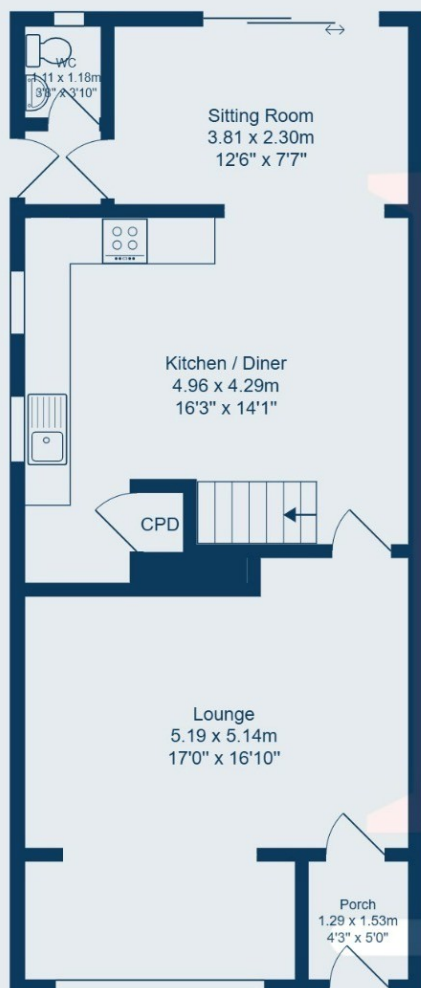




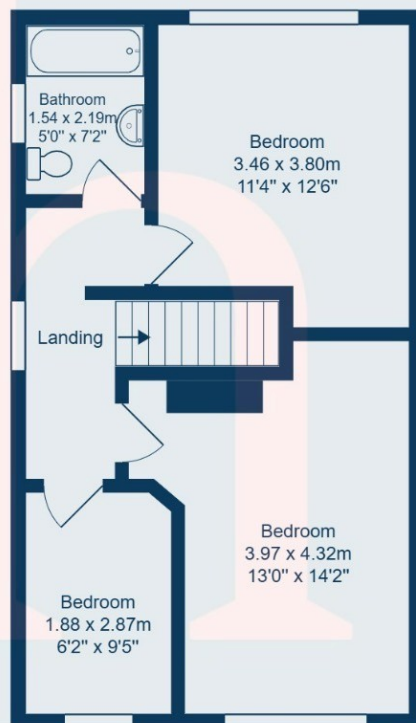




## Ground Floor



## 1st Floor



## Garage



Total Area: 105.7 m<sup>2</sup> ... 1137 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	79
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	64	74
England, Scotland & Wales		
EU Directive 2002/91/EC		