

FOR SALE

£285,000

Nelson Drive, Pensby, Wirral. CH61 5UR



Extended Semi Detached Family Home! Situated in a popular part of Pensby and occupying a corner position this larger style semi detached property offers a fantastic opportunity for a new owner to make this their ideal home with amazing space and flexibility. With accommodation including a porch, entrance hall, lounge, dining room, extended kitchen and bedroom plus en-suite to the ground floor and three bedrooms plus a family bathroom to the first floor. Externally the property has a driveway to the front as well as an additional driveway plus detached garage accessed from the rear. There are gardens to the front and rear with the rear being more generous than most with the extra width offered by the corner plot. Further benefitting from gas central heating and double glazing we recommend an early internal inspection to fully appreciate everything that this latest addition to the local property market has to offer.

## Ground Floor

Porch

Entrance Hall

Lounge

13' 10" x 12' 0" (4.22m x 3.66m)

Dining Room

10' 11" x 10' 10" (3.33m x 3.30m)

Kitchen

16' 7" x 10' 10" (5.05m x 3.30m)

Bedroom

9' 11" x 8' 9" (3.02m x 2.67m)

En-Suite

8' 9" x 3' 11" (2.67m x 1.19m)

## First Floor

Landing

Bedroom

13' 11" x 12' 0" (4.24m x 3.66m)

Bedroom

10' 11" x 10' 10" (3.33m x 3.30m)

Bedroom

7' 10" x 6' 10" (2.39m x 2.08m)

Bathroom

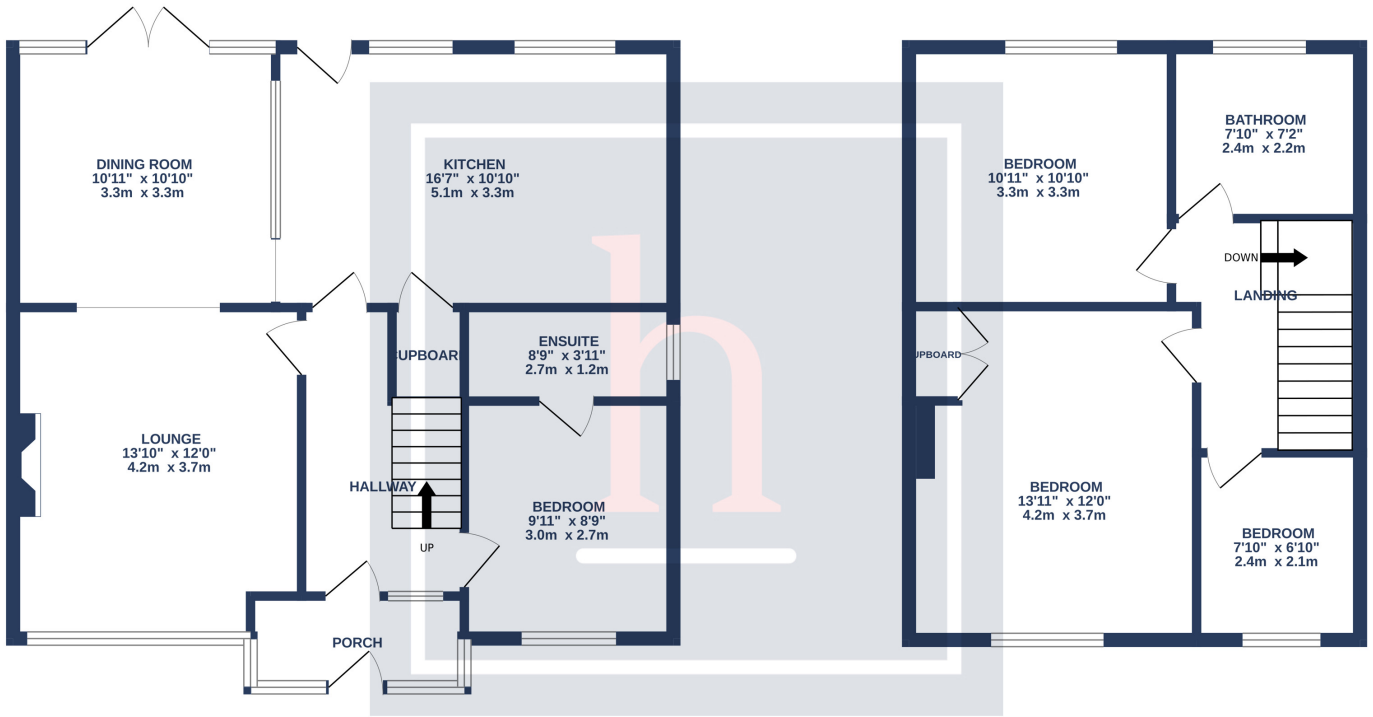
7' 10" x 7' 2" (2.39m x 2.18m)





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	