



## 70 Pensby Road, Wirral, CH60 7RE Offers In The Region Of £275,000



Nestled in the highly sought-after area of Heswall, this impressive four-bedroom apartment on Pensby Road offers a perfect blend of space and comfort, making it an ideal home for families. Spanning an expansive 1,346 square feet, the property boasts a generous reception room that provides a welcoming atmosphere for both relaxation and entertaining.

The heart of the home is undoubtedly the large family kitchen, which is designed to accommodate both culinary creativity and family gatherings. This well-appointed space is perfect for preparing meals and enjoying quality time together. The apartment features four spacious bedrooms, ensuring that there is ample room for everyone to enjoy their own private space.

Additionally, the property includes a well-maintained bathroom, catering to the needs of a busy family. For those with vehicles, parking is conveniently located to the rear, providing easy access and peace of mind.

This apartment is not just a place to live; it is a lifestyle choice in a community that is both vibrant and welcoming. With its prime location and family-friendly features, this property is a rare find. Do not miss out on the opportunity to make this wonderful apartment your new home.

- Four Bedrooms
- Large Apartment
- One Large Reception Room
- Large Family Kitchen
- Dining Area
- Parking To The Rear
- Gas Central Heating
- Double Glazing
- Highly Sought After Residential Area
- EPC Rating D

Approximate total area\*\*  
110.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC



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