

FOR SALE

Irby, Wirral

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3 Bed Semi Detached

2 Brook Meadow, Irby, Wirral, Merseyside CH61 4YS

- 3 bedrooms
- Double Glazing
- Large driveway
- Garden & Detached Garage

£ 227 500

tony.okeefe@lm6.co.uk

07900 134483



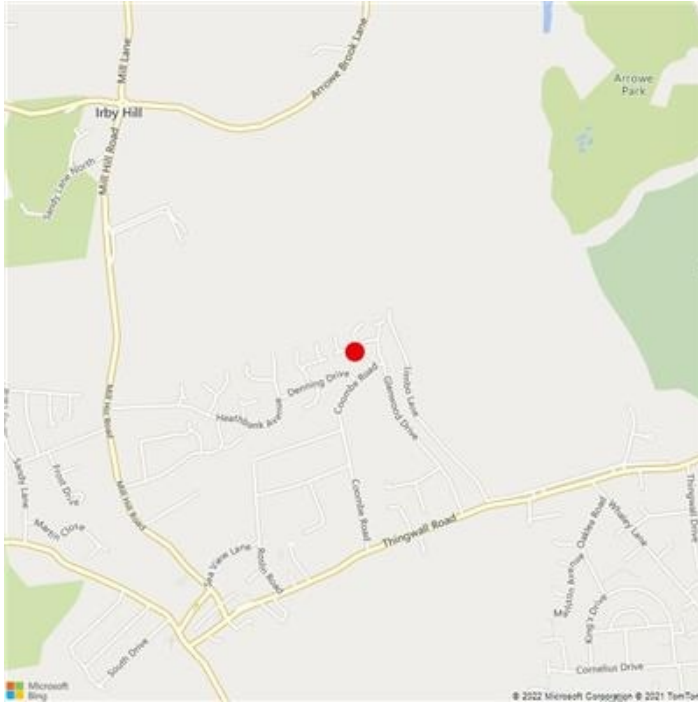
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Location: The property is located approx half an mile from Irby Village and forms part of a quiet residential development scheme on Brook Meadow.

Brook Meadow is located off the bottom of Glenwood Drive and accessed from Irby Village via the main arterial routes of Thingwall Drive or alternatively from Mil Hill Rd via Heathbank and Denning Drive.

Irby benefits from regular bus services to wider Wirral Locations and provides excellent access to the M53 J3 some 3 miles (approx) distant providing rapid access to the wider conurbations of Birkenhead, Liverpool and Chester.

Description: Modern 3 bed semi-detached houses situated in a popular residential area. Ideally situated for family life being in close proximity to the Village primary schools, local amenities, Arrowe Park Hospital and access to open fields and walks.

The ground floor consists of entrance hall leading to a generous living room which in turn provides access to a kitchen diner.

Upstairs provides 2 double bedrooms and a 3rd bedroom

The house benefits from double glazing throughout, gas central heating and new carpets.

Externally the house has off road parking (upto 3 cars) and secure gates leading to a detached garage and garden to the rear.

	FT	sq ft	sq m
Living Room	12.45 x 14.59	131.48	12.21
Kitchen Diner	15.72 x 8.75	138	12.82
Bedroom 1	9.5 x 13.8	131	12.17
Bedroom 2	9.03 x 9.8	88	8.18
Bedroom 3	min 6.4 x 6.7	51	4.74
Bathroom	6.24 x 5.47	34	3.16

Terms

The house is offered for sale on a freehold basis at £227,500 exclusive.

Legal Costs

Each party to responsible for their own costs in relation to any transaction.

Further Information

Please contact the sole agents, LM6:

Anthony O'Keefe
Mobile: 07900 134483
Email: tony.okeefe@lm6.co.uk

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