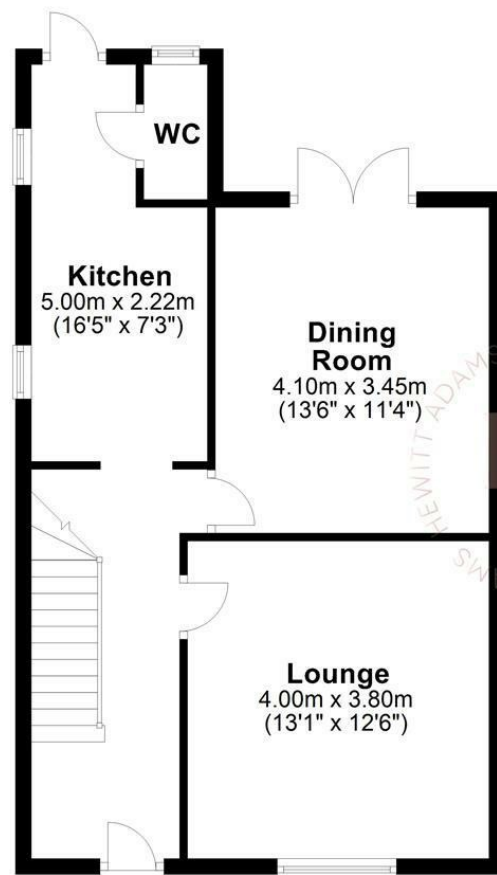




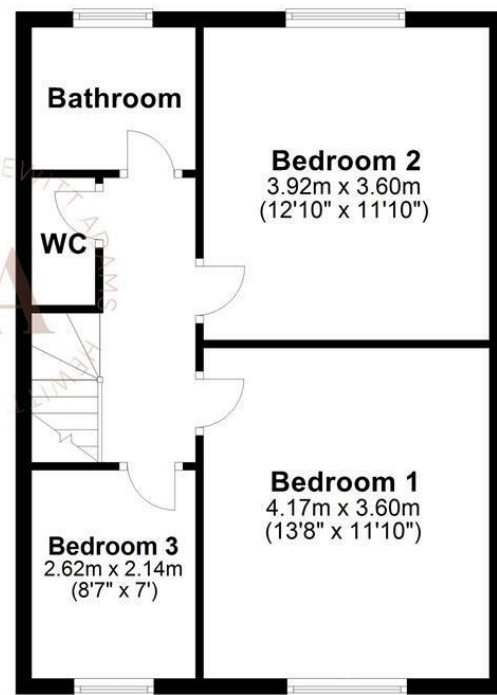
Ground Floor

Approx. 51.3 sq. metres (552.5 sq. feet)



First Floor

Approx. 47.5 sq. metres (510.9 sq. feet)



Total area: approx. 98.8 sq. metres (1063.4 sq. feet)
For illustration purposes only - not to scale

Coombe Road, Wirral, Wirral CH61 4UR
Offers In Excess Of £300,000

3 Bedroom 2 Reception 1 Bathroom

Three Bedroom Semi - Sought After Irby Road - Close To Centre Of Village & Irby Schools - Huge Garden

Hewitt Adams is pleased to offer to the market this well maintained THREE BEDROOM semi-detached home on the POPULAR Coombe Road in Irby. Located close to the top of Coombe Road - the property is only a very short distance from the CENTRE OF IRBY VILLAGE, and a short walk to Irby Primary.

In brief the accommodation affords: entrance hall, lounge, dining room and a kitchen, with a downstairs w.c. Upstairs there are three bedrooms and a family bathroom and w.c.

With off-road driveway parking, garage and a VERY LARGE rear garden that offers considerable scope for an extension - *subject to planning. The garden is landscaped and offers a patio and lawn.

With some great original features such as the PARQUET FLOORING. This is a fantastic home in a very sought after location within Irby.

Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into;

Hall

Parquet flooring, staircase, cupboard

Lounge

13'1" x 12'5" (4.00 x 3.80)

Double glazed window, radiator, power points, parquet flooring

Dining Room

13'5" x 11'3" (4.1 x 3.45)

Double glazed patio doors, radiator, power points, parquet flooring

Kitchen

16'4" x 7'3" (max) (5.00 x 2.22 (max))

Fitted wall and base units, inset sink, integrated oven and hob, double glazed window, quarry tiled floor, rear door to garden

W.C

W.C

UPSTAIRS

Bedroom One

13'8" x 11'9" (4.17 x 3.60)

Double glazed windows, radiator, power points

Bedroom Two

12'10" x 12'0" (3.92 x 3.66)

Double glazed windows, radiator, power points

Bedroom Three

7'0" x 8'7" (2.14 x 2.62)

Double glazed windows, radiator, power points

Bathroom

Comprising bath, shower, wash hand basin, towel rail, double glazed window

W.C

W.C

EXTERNALLY

Front Aspect - Driveway parking, lawned front garden. Access to garage and rear garden.

Rear Aspect - HUGE rear garden than enjoys plenty of sun. With patio, large lawn and a bbq area.

