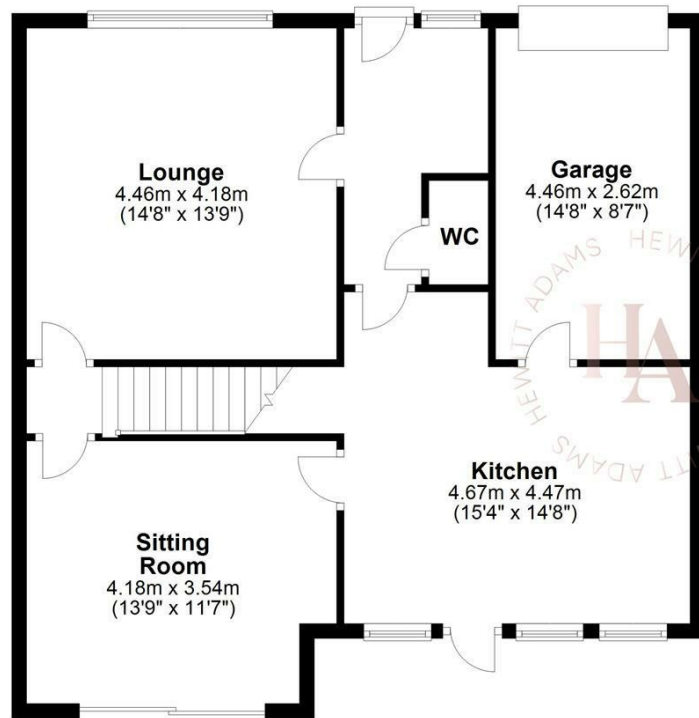




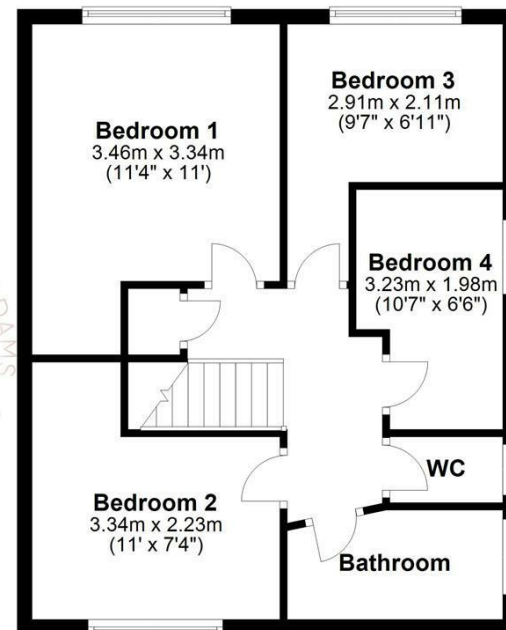
Ground Floor

Approx. 75.8 sq. metres (815.6 sq. feet)



First Floor

Approx. 51.0 sq. metres (548.4 sq. feet)



Total area: approx. 126.7 sq. metres (1364.0 sq. feet)
For illustration purposes only - not to scale

Irby Road, Wirral, Merseyside CH61 6UY

Offers Over £340,000

4 Bedroom 2 Reception 1 Bathroom C

****Immaculate Four Bedroom Semi - Sought After Heswall Location - Southerly Facing Garden - Must View****

Hewitt Adams is delighted to offer this LARGER THAN TYPICAL four bedroom and two reception room semi-detached family home on the SOUGHT AFTER Irby Road in Heswall, a short walk from the centre of Heswall and well placed for bus links across the Wirral and to Liverpool.

Benefiting from a SOUTHERLY FACING GARDEN this home really does offer a great deal! Not many semis in the area have FOUR bedrooms, TWO reception rooms on top of a kitchen diner, and BOTH a driveway and a garage!

In brief the accommodation affords; entrance hall, w.c, lounge, sitting room., kitchen diner. Upstairs there are four bedrooms and a family bathroom and a W.C. PLUS a HUGE LOFT SPACE that offers scope for extension.*Subject to planning and regulations.

With off-road driveway parking for at least three cars, a garage and a SOUTHERLY FACING sunny and private aspect rear garden. This really is a fantastic family home. Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into;

Hall

Radiator, power points

W.C

W.C, wash hand basin

Lounge

14'7" x 13'8" (4.46 x 4.18)

Double glazed window, radiator, power points, fireplace, TV point

Sitting Room

13'8" x 11'7" (4.18 x 3.54)

Double glazed door to garden, radiator, power points, door into;

Kitchen Diner

15'3" x 14'7" (4.67 x 4.47)

A good family sized kitchen diner with fitted kitchen with spaces for white goods, and ample space for a family dinner table. Double glazed window, inset sink, radiator, power points, door to outside and a door into the garage.

UPSTAIRS

Bedroom One

11'4" x 10'11" (3.46 x 3.34)

Double glazed window, radiator, power points

Bedroom Two

10'11" x 7'3" (3.34 x 2.23)

Double glazed window, radiator, power points

Bedroom Three

9'6" x 6'11" (2.91 x 2.11)

Double glazed window, radiator, power points

Bedroom Four

10'7" x 6'5" (3.23 x 1.98)

Double glazed window, radiator, power points

Bathroom

Comprising of corner bath, wash hand basin, towel rail, double glazed window

W.C

W.;C

LOFT

HUGE LOFT SPACE that offers scope for extension.*Subject to planning and regulations.

EXTERNALLY

With off-road driveway parking for at least two cars, a garage and a SOUTHERLY FACING sunny and private aspect rear garden with a patio and lawn.

