



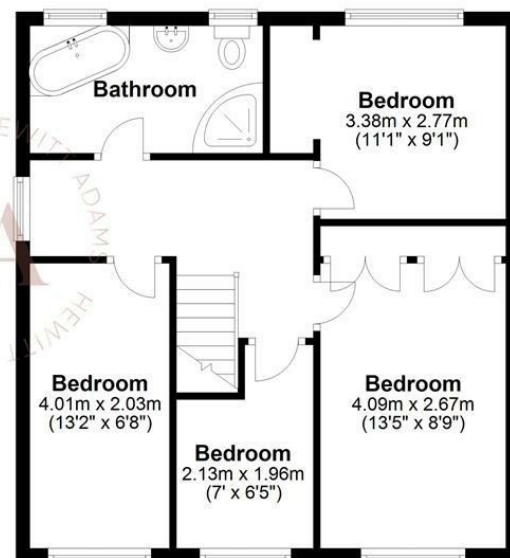
Ground Floor

Approx. 68.6 sq. metres (737.9 sq. feet)



First Floor

Approx. 51.0 sq. metres (549.4 sq. feet)



Total area: approx. 119.6 sq. metres (1287.2 sq. feet)
For illustration purposes only - not to scale

Denning Drive, Irby, Merseyside CH61 4YH

Offers Over £300,000

4 Bedroom 3 Reception 1 Bathroom

****Four Bedrooms - Extended - Three Reception Rooms - Sought After Irby Location****

Hewitt Adams is delighted to offer to the market this FOUR BEDROOMED semi detached family home on Denning Drive in Irby, a short stroll from the Primary school and the centre of the Village.

The property is a fantastic family home, having been DOUBLE STOREY EXTENDED the property offers FOUR bedrooms and THREE RECEPTION ROOMS - so there is versatile accommodation that is ideal for families.

In brief the accommodation affords; entrance porch, lounge, study / snug, dining room, kitchen and a conservatory. Upstairs there are four bedrooms and a family bathroom.

With off-road driveway parking for at least three cars, and a good sized private rear garden.

With double glazed windows, gas central heating.

Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into;

Porch

Door into;

Lounge

15'5" x 13'1" (4.7 x 4.0)

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

Snug / Office

13'1" x 6'10" (4.0 x 2.09)

Double glazed window, radiator, power points

Dining Room

10'9" x 9'10" (3.30 x 3.00)

Radiator, power points, door into conservatory, door into kitchen

Kitchen

12'10" x 10'9" (3.93 x 3.30)

Wall and base units, inset sink space for white goods, double glazed window, tiled floor

Conservatory

13'8" x 10'9" (4.17 x 3.28)

Overlooking the garden. Radiator, power points, TV point

UPSTAIRS

Bedroom One

13'5" x 8'9" (4.09 x 2.67)

Double glazed windows, radiator, power points, wardrobes

Bedroom Two

10'9" x 9'1" (3.28 x 2.77)

Double glazed windows, radiator, power points

Bedroom Three

13'1" x 6'7" (4.01 x 2.03)

Double glazed windows, radiator, power points

Bedroom Four

6'11" x 6'5" (2.13 x 1.96)

Double glazed windows, radiator, power points

Bathroom

Comprising bath, low level w.c, wash hand basin, shower, double glazed window

EXTERNALLY

With off-road driveway parking for at least three cars, and a good sized private rear garden that is easily maintained.

