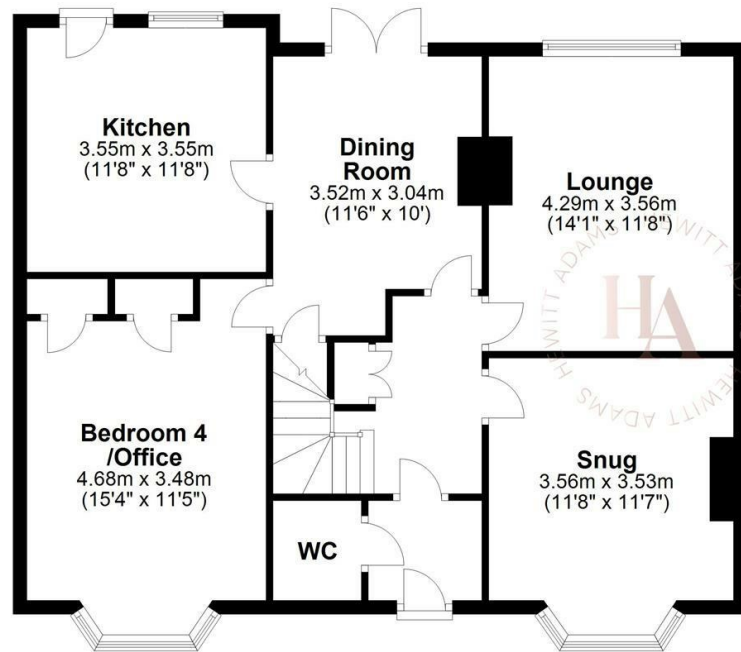




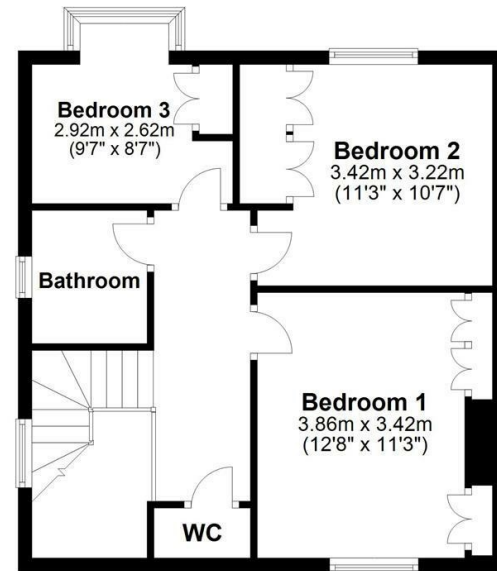
Ground Floor

Approx. 84.6 sq. metres (911.1 sq. feet)



First Floor

Approx. 48.9 sq. metres (526.0 sq. feet)



Total area: approx. 133.5 sq. metres (1437.1 sq. feet)
For illustration purposes only - not to scale

Greenheys Road, Wirral, CH61 2XR
Offers Over £400,000

4 Bedroom 3 Reception 1 Bathroom

Large Family Home In Irby - Extended - Generous South Facing Garden - School Catchment Area

Hewitt Adams is delighted to offer to the market this SUBSTANTIAL 3/4 Bedroom EXTENDED semi-detached family home located on the SOUGHT AFTER Greenheys Road in Irby - a short walk from the centre of the Village and all of its amenities.

Occupying a generous plot, the property offers a LARGE SOUTH FACING garden that is sure to prove popular for families with children.

In brief the accommodation affords: entrance porch, hall, lounge, dining room, snug, ground floor bedroom, kitchen, W.C. Upstairs there are a further three bedrooms, a bathroom and separate W.C.

With generous driveway parking, a Garage, and a really good sized SOUTH FACING garden that is well landscaped and offers a large lawn, patio area and a further raised entertaining decked space.

Within the catchment area for the HIGHLY REGARDED SCHOOLING in Irby.

Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into:

Porch

Into:

Hall

Staircase, radiator, power points, cupboard

Lounge

11'7" x 14'0" (3.54 x 4.29)

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

Snug

11'7" x 11'6" (3.55 x 3.53)

Double glazed bay window, radiator, power points, log-burner

Kitchen

11'7" x 11'7" (3.55 x 3.55)

Wall and base units, inset sink, worktops, integrated oven and grill, space and plumbing for washing machine, door to rear

Bedroom 4

11'5" x 15'4" (3.48 x 4.68)

Double glazed window, radiator, power points, integral cupboards, velux wndow

W.C.

W.C, wash hand basin

UPSTAIRS

Bedroom 1

11'2" x 12'7" (3.42 x 3.86)

Double glazed window, radiator, integral wardrobes, power points

Bedroom 2

11'2" x 10'6" (3.42 x 3.22)

Double glazed window, radiator, integral wardrobes, power points

Bedroom 3

9'6" x 8'7" (2.92 x 2.623)

Double glazed window, radiator, integral wardrobes, power points

Bathroom

6'6" x 4'5" (2.00 x 1.37)

Comprising Japanese soaking tub with shower above, wash hand basin, part tiled walls, towel rail

W.C

W.C, wash hand basin

EXTERNALLY

Front Aspect - Off-road driveway parking for 5 cars. Access to Garage

Rear Aspect - Large SOUTHERLY FACING garden mainly laid to lawn with a patio area, raised decked seating area, summerhouse, wild-flower bed, rear access to garage

