



Total area: approx. 226.9 sq. metres (2442.5 sq. feet)
For illustration purposes only - not to scale



Mill Hill Road, Irby, Wirral CH61 4XA

£675,000

5 Bedroom 4 Reception 3 Bathroom C

****Large 5 Bedroom Period Semi - Approx 2,300 SQFT - 1/3 Of An Acre - Close To Heart Of Irby - Large South Facing Garden****

Hewitt Adams is delighted to offer to the market a rare opportunity to purchase a well-maintained and immaculately presented stunning PERIOD semi-detached home located on Mill Hill Road. It's a SUBSTANTIAL family home with 5 bedrooms and 4 reception rooms and 3 bathrooms.

Offering a South Westerly facing rear garden that is just under 1/3 of an acre! Affording great privacy, and comprising of Indian stone patios, large lawns, mature trees, wooded areas, garden sheds and so much more.

With a ground-floor bathroom and option of 1 / 2 downstairs bedrooms - the home is also incredibly VERSATILE and could suit anyone who has older or less mobile family members living at home.

In brief the accommodation affords: entrance hall, dining room, lounge, large kitchen diner, utility, bathroom, reception room / bedroom, 2nd reception room / bedroom. Upstairs there are FIVE formal bedrooms - including one en-suite with Jacuzzi bath, and the main bathroom. The four doubles all offer fitted wardrobes.

With generous off-road driveway parking for 6 cars. With gas central heating, and fully double glazed.

Front Entrance

Into;

Hall

Staircase, radiator, power points

Lounge

20'9" x 11'10" (6.34 x 3.62)

Double glazed windows, radiators, power points, electric fire, double glazed sliding doors out to the fabulous rear garden

Dining Room

11'10" x 13'5" (3.63 x 4.09)

Double glazed bay window, radiator, power points, gas fire

Kitchen

18'2" x 12'2" (5.56 x 3.73)

Modern & stylish integrated kitchen, wall and base units, granite worktops and granite topped dining table, integrated appliances include - dishwasher, oven and grill, induction hob, wine fridge, fridge. Sliding doors to the rear patio enjoying an elevated position overlooking the impressive mature rear garden, ample space for dining table and chairs, radiator, power points, inset sink, glass door leading to the utility

Utility

9'2" x 13'3" (2.81 x 4.04)

Wall and base units, inset sink, space and plumbing for washing machine and dryer. Integral cupboards, radiator. Door out to the garden.

Ground Floor Bathroom

11'6" x 5'8" (3.52 x 1.74)

Comprising bath with shower above, w.c, wash hand basin, heated towel rail, tiled floor and walls

Reception Room / Bedroom

10'10" x 11'8" (3.32 x 3.57)

Double glazed window, radiator, power points

Could be used as a bedroom or as a snug / TV room

Reception Room / Bedroom

11'5" x 18'10" (3.50 x 5.75)

Double glazed window, radiator, power points

Could be used as a bedroom or as a snug / TV room

UPSTAIRS

Bedroom One

11'1" x 18'4" (3.40 x 5.61)

Integral wardrobes and chest of drawers, radiator, power points, double glazed window with INCREDIBLE VIEWS across the garden, door to;

En-Suite

Comprising shower over bath, low level w.c, wash hand basin, heated towel rail, tiled floor and walls

Bedroom Two

11'10" x 11'10" (3.63 x 3.63)

Double glazed window, radiator, power points

Bedroom Three

10'9" x 12'6" (3.28 x 3.83)

Double glazed window, radiator, power points, integral wardrobes

Bedroom Four

11'0" x 12'1" (3.37 x 3.69)

Double glazed window, radiator, power points

*Currently used as an office

Bedroom Five

6'5" x 6'5" (1.96 x 1.97)

Double glazed window, radiator, power points

Bathroom

Comprising shower over bath, WC, wash hand basin, heated towel rail, tiled floor and walls

EXTERNALLY

Front Aspect - Generous off-road driveway parking, established borders.

Rear Aspect - HUGE SOUTH FACING rear garden laid to patio and lawn. For lovers of gardens - this one is not to be missed. It is a beautifully mature garden of a tremendous size.

Additional Info

All doors within the property are lockable
With security around the property
Fully alarmed

