



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

## Sherwood Avenue, Irby, Wirral CH61 4XB

Offers Over £350,000

3 Bedroom 2 Reception 1 Bathroom

**\*\*Detached 3 Bedroom Bungalow - Sought After Irby Location - No Chain - Sunny Landscaped Garden\*\***

Hewitt Adams is pleased to offer to the market this three bedroom DETACHED bungalow located on the SOUGHT AFTER Sherwood Avenue in Irby.

Sold with NO ONWARD CHAIN this well maintained bungalow offers THREE BEDROOMS and TWO RECEPTION ROOMS along with further conservatory. With double glazed windows and gas central heating, a driveway and detached rear garage.

In brief the accommodation affords: entrance porch, hall, dining room, lounge, conservatory, three bedrooms, bathroom and a kitchen.

With a really nicely landscaped SUNNY ASPECT private rear garden.

Call Hewitt Adams on 0151 342 8200 to view this charming Irby Village bungalow.



**Front Entrance**

Into;

With an attractive and mature front garden, driveway and detached rear garage.

**Porch**

Door to;

**Hall**

Radiator, power points

**Dining Room**

10'2" x 12'5" (3.1 x 3.8)

Radiator, power points, ample space for a large table and chairs

**Bedroom**

10'9" x 9'10" (3.3 x 3.01)

Double glazed window, radiator, power points, wardrobes

**Bedroom**

11'9" x 9'6" (3.6 x 2.90)

Double glazed window, radiator, power points

**Bedroom**

12'1" x 9'6" (3.7 x 2.9)

Double glazed window, radiator, power points, wardrobes

**Lounge**

13'1" x 16'0" (3.99 x 4.9)

Double glazed window, radiator, power points, fireplace, TV point, double glazed door to;

**Conservatory**

7'9" x 9'10" (2.38 x 3.01)

Double glazed windows and patio door leading out to the private rear garden, with power points

**Kitchen**

9'6" x 8'9" (2.9 x 2.68)

Fitted kitchen with wall and base units, inset sink, integrated appliances, double glazed window, side door

**EXTERNALLY**

With a really nicely landscaped SUNNY ASPECT private rear garden with patio and lawn and mature flowerbeds and borders.

