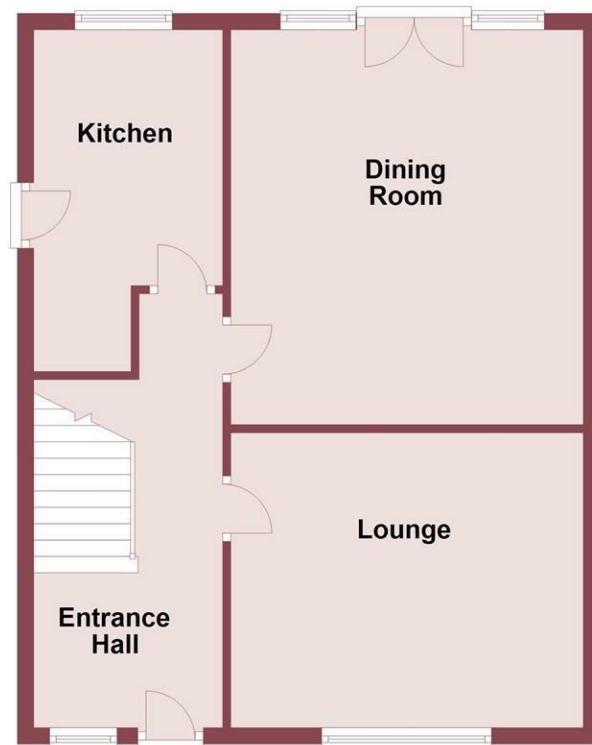
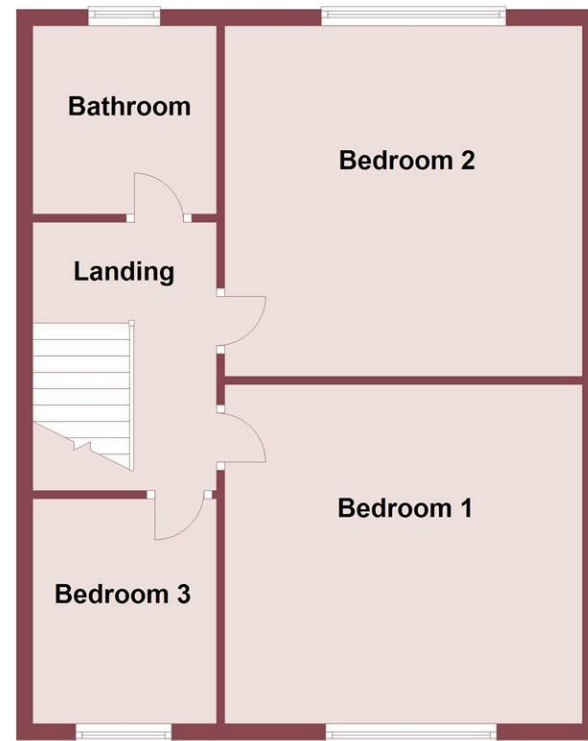




Ground Floor



First Floor



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.

Irby Road, Heswall, Wirral CH61 6XE

£305,000

3 Bedroom 2 Reception 1 Bathroom

****Three Bedroom Semi - Close To Centre Of Heswall - Excellent Condition - Perfect First Time Buy****

Hewitt Adams is delighted to offer to the market this THREE BEDROOM semi-detached family home on Irby Road in Heswall, a short walk from the centre of Heswall - and a stones throw from a local supermarket.

The property comes to the market in EXCELLENT CONDITION and new owners could move straight in very comfortably. All in all, an ideal FIRST TIME BUY OR STARTER FAMILY HOME.

In brief the accommodation affords: entrance hall, lounge, dining room, kitchen. Upstairs there are three bedrooms and a bathroom. With a front and rear garden, driveway and garage.

With fitted wardrobes in bedrooms 1 and 2, and a good sized 3rd bedroom.

Fully double glazed and with gas central heating.

Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into:

Hall

Staircase to first floor, radiator

Lounge

11'1" x 15'1" (3.4 x 4.6)

Double glazed window, radiator, power points, TV point

Dining Room

13'1" x 11'1" (4.01 x 3.4)

Double glazed patio doors to garden, radiator, power points

Kitchen

7'5" x 9'11" (2.27 x 3.04)

Fitted wall and base units, inset sink, space for white goods, tiled floor, double glazed window, pantry, side door

UPSTAIRS

Bedroom One

15'1" x 9'10" (4.6 x 3.00)

Double glazed windows, radiator, power points, fitted wardrobes

Bedroom Two

9'10" x 13'1" (3.00 x 4.01)

Double glazed windows, radiator, power points, fitted wardrobes

Bedroom Three

10'2" x 6'11" (3.1 x 2.12)

Double glazed windows, radiator, power points

Bathroom

Comprising bath with shower above, low level W.C, wash hand basin, towel rail

EXTERNALLY

Front Aspect - Driveway, and an attractive lawned front garden with a high hedge providing privacy

Rear Aspect - Private rear garden with a patio and further lawned garden.

