



Total area: approx. 159.5 sq. metres (1716.3 sq. feet)
For illustration purposes only - not to scale

Irby Road, Heswall, Wirral CH61 6XF

£575,000

4 Bedroom 3 Reception 2 Bathroom

****Stunning Characterful Detached Dormer Bungalow - 4 Bedrooms - Two Shower-Rooms - Large Gardens****

The term 'Tardis' is commonly used by estate agents, but it could not be more relevant here!

Hewitt Adams is pleased to offer to the market this deceptively spacious DETACHED four bedroom and two shower-room characterful dormer bungalow located on Irby Road in Heswall, a short distance from a bus stop and a leisurely stroll away from the centre of Heswall.

The bungalow sits in an IMPRESSIVE PLOT of over 1/4 of an acre - and the floor-plan of the property itself is incredibly VERSATILE. The property is ideal as a family home or perfect for someone looking to downsize to a property with bedrooms and bathrooms on both the ground and first floors.

In brief the accommodation affords: entrance hall, lounge, study, conservatory, dining room, shaker-style integrated kitchen, modern shower-room, two ground floor bedrooms. Upstairs there are a further two double bedrooms and another shower-room.

Externally there is generous off-road parking and a HUGE rear garden that is incredibly private and BEAUTIFULLY LANDSCAPED. With a composite decked area, patio, large lawn, garden shed,

Front Entrance

Into:

Hall

Staircase to first floor, wooden flooring

Lounge

11'10" x 17'7" (3.63 x 5.37)

Radiator, power points, cast iron fireplace, opens to both a study and a conservatory

Conservatory

8'6" x 13'9" (2.6 x 4.2)

Double glazed windows and patio doors overlooking and opening out to the gorgeous rear garden, and the composite decked terrace

Study

7'10" x 7'2" (2.4 x 2.2)

Double glazed window, radiator, power points

Dining Room

18'8" x 12'1" (5.7 x 3.7)

Wooden flooring, double glazed windows, radiator, power points, log-burner, wooden flooring, picture rails, door into:

Kitchen Diner

16'8" x 9'6" (5.1 x 2.9)

Shaker style integrated kitchen with wall and base units, granite worktops, Belfast sink, Rangemaster oven, integrated fridge, integrated freezer, integrated dishwasher, space for table and chairs, double glazed windows, lantern style ceiling, stable door out to the garden, tiled floor

Bedroom One

13'5" x 11'5" (4.1 x 3.5)

Double glazed window, radiator, power points, wooden flooring

Bedroom Two

9'10" x 12'5" (3.01 x 3.8)

Double glazed window, radiator, power points, wooden flooring

Shower-Room

Modern shower-room with walk-in shower, low level W.C, wash hand basin vanity unit, towel rail, fully tiled, double glazed window

UPSTAIRS

Landing

Integral cupboards along two walls providing fantastic storage, Velux

Bedroom Three

11'1" x 13'5" (3.4 x 4.1)

Double glazed window, radiator, power points, integral wardrobes

Bedroom Four

11'9" x 12'5" (3.6 x 3.8)

Velux, radiator, power points

Shower-Room

Comprising shower, low level W.C, wash hand basin, cupboards, tiled floor, Velux

EXTERNALLY

Front Aspect - Driveway parking for 2/3 cars, side gate access to the rear garden

Rear Aspect - HUGE rear garden that has been beautifully tended to and LANDSCAPED over the years. With composite decked area, patio areas, lawn lawned garden, garden shed, summer house and...

Garden Office / Utility

7'2" x 12'9" (2.2 x 3.9)

Converted garage.

Currently used as a utility and store-room but could readily be made into a home office / games room or bar!

