



Ground 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 6UX

Offers In The Region Of £225,000

2 Bedroom 1 Reception 1 Bathroom

**\*\*No Chain - Two Bedroom Semi-Detached Bungalow - Walking Distance To Centre Of Heswall\*\***

Hewitt Adams is delighted to offer to the market this TWO BEDROOM semi-detached bungalow located on Irby Road, Heswall.

Coming to the market with NO ONWARD CHAIN!

If you're looking for a conveniently located bungalow, close bus links and a local supermarket - this is a brilliant option.

In brief the accommodation affords; entrance hall, lounge, two bedrooms, kitchen and shower-room.

With off-road driveway parking, a garage and a SOUTHERLY FACING rear garden.

Call Hewitt Adams on 0151 342 8200 to view.



**Front Entrance**

**Hall**

**Bedroom One**

13'1" x 15'8" (4.00 x 4.79)

**Bedroom Two**

8'11" x 10'7" (2.73 x 3.24)

**Wet Room**

8'9" x 5'10" (2.67 x 1.80)

**Lounge**

13'1" x 15'1" (4.01 x 4.62)

**Kitchen**

8'9" x 13'11" (2.69 x 4.26)

**Externally**

Detached garage and southwest facing rear garden

