



**Ground Floor**

Approx. 77.7 sq. metres (836.8 sq. feet)



Total area: approx. 77.7 sq. metres (836.8 sq. feet)  
For illustration purposes only - not to scale

**Laburnum Grove, Wirral, CH61 4UT**

**£315,000**

 3 Bedroom  1 Reception  1 Bathroom 

\*\*\*Three Bedroom Semi Detached Bungalow - Huge Plot - Sought After Location - Opportunity To Extend\*\*\*

Hewitt Adams is delighted to showcase this THREE BEDROOM semi detached bungalow on the SOUGHT AFTER Laburnum Grove in Irby, a short walk from all of Irby's LOCAL AMENITIES.

The property is sat on a HUGE PLOT and offers a new owner the opportunity to EXTEND/DEVELOP to create the modern OPEN PLAN KITCHEN DINER that so many people are looking for. Plans have been drawn up and planning has been granted for a 60m2 extension which will still leave a sizable garden. Please go to the Wirral Council planning website and use application reference NMA/23/01693 for more information.

In brief the property affords: porch, lounge, kitchen, three bedrooms and a bathroom.

To the front of the property you will find driveway parking for multiple cars. To the rear, an expansive lawn with patio area - perfect for entertaining or a children's football pitch!

Call Hewitt Adams to view this NO CHAIN property.

**Front Entrance**

Into:

**Porch**

Radiator, door to:

**Lounge**

14'9" x 18'3" (4.51 x 5.58)

Double glazed bay window, radiator, power point, phone point

**Kitchen**

10'7" x 13'5" (3.24 x 4.11)

Shaker style with wall and base units, inset sink, integral oven and gas hob, integral fridge and freezer, space for white goods, double glazed window and patio door to rear, space for a dining table

**Bedroom One**

10'5" x 12'10" (3.20 x 3.93)

Double glazed bay window, radiator, power point

**Bedroom Two**

14'4" x 11'8" (4.37 x 3.57)

Double glazed bay window, radiator, power point

**Bedroom Three**

8'3" x 9'10" (2.53 x 3.00)

Double glazed window, radiator, power point

**Bathroom**

5'3" x 6'10" (1.61 x 2.09)

Shower over bath, W.C, wash hand basin, tiled walls, radiator, double glazed window

**Externally**

Front - driveway parking for multiple cars and access to the detached garage

Rear - substantial garden mainly laid to lawn with a patio and established borders

