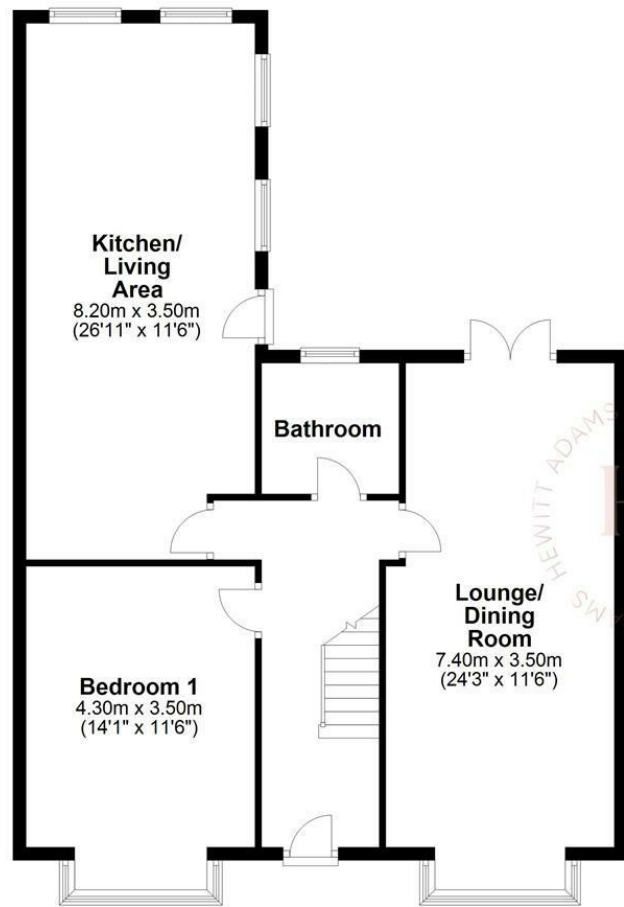




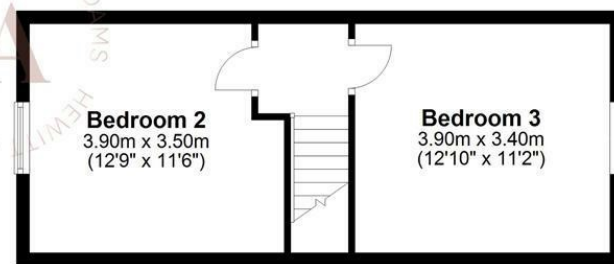
**Ground Floor**

Approx. 87.5 sq. metres (941.4 sq. feet)



**First Floor**

Approx. 30.7 sq. metres (330.5 sq. feet)



Total area: approx. 118.2 sq. metres (1271.8 sq. feet)  
For illustration purposes only - not to scale

**Hillview Road, Irby, Wirral CH61 4XH**

**£435,000**

3 Bedroom 2 Reception 1 Bathroom E

**\*\*Three Bedroom Detached Dormer Bungalow - Sought After Irby Location - Southerly Facing Garden\*\***

Hewitt Adams is delighted to offer to the market this DETACHED three bedroom dormer bungalow located on the HIGHLY SOUGHT AFTER Hillview Road in Irby - a short walk from the CENTRE OF THE VILLAGE, and close to Dawpool Primary School.

The property has been EXTENDED and offers a fabulous OPEN-PLAN KITCHEN & ORANGERY / LIVING ROOM and a modern bathroom.

With three DOUBLE BEDROOMS - including one downstairs, making this a VERSATILE and future proofed family home.

In brief the accommodation affords; entrance hall, lounge dining room, kitchen and orangery, bathroom. Upstairs there are two further double bedrooms.

With a large driveway, garage and a SOUTH FACING rear garden that is very private and laid to patio and lawn.

Call Hewitt Adams on 0151 342 8200 to view.

**Front Entrance**

Into;

**Hall**

Staircase, radiator, power points, cupboard

**Lounge**

25'3" x 11'9" (7.7 x 3.6)

Double glazed window, patio doors, radiator, fireplace, TV point, ample space for lounge furniture and a dining table

**Kitchen & Orangery**

11'5" x 26'10" (3.5 x 8.2)

Modern kitchen diner and orangery with fitted kitchen with wall and base units, integrated oven and hob, integrated fridge and freezer, inset sink, lantern style ceiling, patio doors to garden and double glazed windows.

**Bathroom**

8'10" x 6'2" (2.7 x 1.9)

Modern good sized bathroom with bath and shower above, low level w.c, wash hand basin, towel rail, double glazed window, part tiled

**Bedroom 1**

11'1" x 13'9" (3.4 x 4.2)

Double glazed window, radiator, power points

**UPSTAIRS**

**Bedroom 2**

11'1" x 12'9" (3.4 x 3.9)

Double glazed window, radiator, power points, fitted wardrobes

**Bedroom 3**

11'5" x 12'9" (3.5 x 3.9)

Double glazed window, radiator, power points, fitted wardrobes

**EXTERNALLY**

With a large driveway, garage and a SOUTH FACING rear garden that is very private and laid to patio and lawn.

