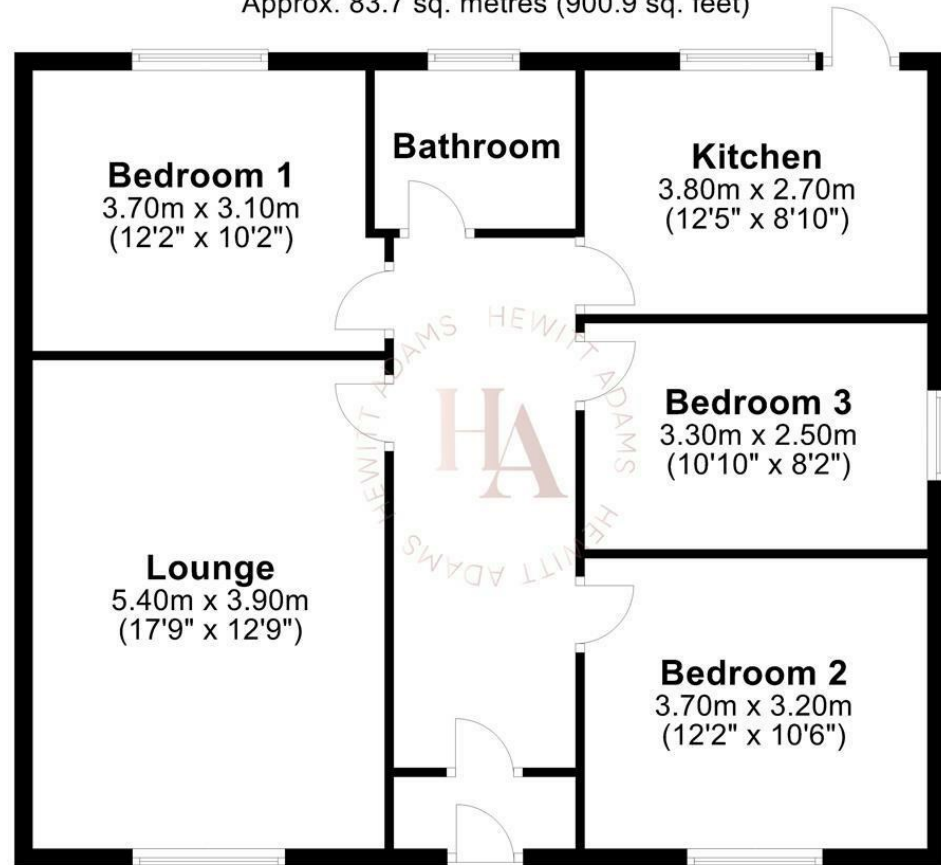




### Ground Floor

Approx. 83.7 sq. metres (900.9 sq. feet)



Total area: approx. 83.7 sq. metres (900.9 sq. feet)  
For illustration purposes only - not to scale

## Edgemoor Drive, Irby, Wirral CH61 4XT

Offers Over £300,000

3 Bedroom 1 Reception 1 Bathroom

\*\*Three Bedroom Bungalow - Sought After Irby Location - South Facing - Sold With No Chain!\*\*

Hewitt Adams is delighted to market this deceptively spacious THREE BEDROOM semi-detached bungalow located on Edgemoor Drive in Irby - a quiet CUL-DE-SAC just off Sandy Lane, and within walking distance of the centre of the Village.

The bungalow comes to the market in EXCELLENT CONDITION and has been modernised over the years, including a modern kitchen and bathroom.

Also enjoying a generously sized, private SOUTH FACING rear garden.

In brief the accommodation affords: entrance porch, hall, lounge, three bedrooms - all big enough to be classed as doubles, a four-piece bathroom and a kitchen. With off-road driveway parking for at least two cars, garage and a private SUNNY ASPECT rear garden. Fully RE-WIRED within the last 8 years.

Sold with NO ONWARD CHAIN - Contact Hewitt Adams on 0151 342 8200 to view.

Bungalows in this sort of condition, and in this location - rarely come to the market and viewings come highly recommended.



**Front Entrance**

Into;

**Porch**

Door into;

**Hall**

Parquet flooring, radiator, power points

**Lounge**

12'9" x 17'8" (3.9 x 5.4)

Double glazed window, parquet flooring, radiator, power points, log-burner

**Kitchen**

12'5" x 8'6" (3.8 x 2.6)

Wall and base units, integrated oven and hob, space for white goods and fridge freezer, radiator, power points, inset sink, double glazed window, rear door

**Bedroom One**

12'1" x 10'2" (3.7 x 3.1)

Double glazed windows, radiator, power points, wood-panelled feature wall

**Bedroom Two**

12'1" x 10'2" (3.7 x 3.1)

Double glazed windows, radiator, power points

**Bedroom 3**

10'9" x 8'2" (3.3 x 2.5)

Double glazed windows, radiator, power points

**Bathroom**

Modern and stylish four piece bathroom with shower, low level w.c, wash hand basin, bath. With tiled floor, towel rail, double glazed window

**EXTERNALLY**

Front Aspect - Driveway parking for at least two cars. Access to the garage.

Rear Aspect - SOUTH FACING landscaped rear garden with patio, decked area and a lawn.

