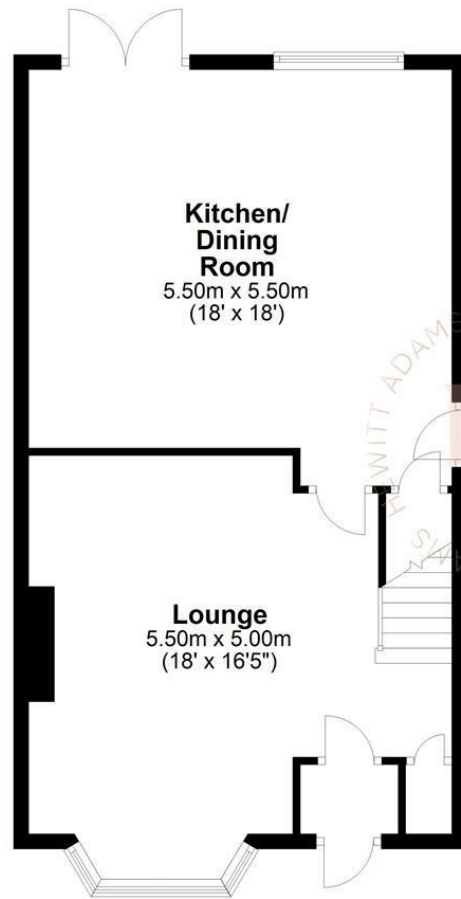




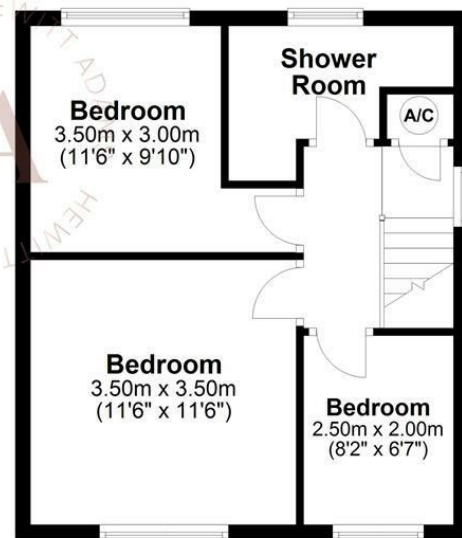
Ground Floor

Approx. 57.7 sq. metres (620.8 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



Total area: approx. 94.6 sq. metres (1017.8 sq. feet)
For illustration purposes only - not to scale

Whaley Lane, Irby, Wirral CH61 3UN

Offers Over £250,000

3 Bedroom 2 Reception 1 Bathroom

****Three Bedroom Home - Excellent Condition - Open-Plan Kitchen Diner - Perfect First Time Buy!****

Hewitt Adams is delighted to offer to the market this three bedroom home on the POPULAR Whaley Lane in Irby. In the agents opinion this is an ideal property for FIRST TIME BUYERS or as a starter family home.

Coming to the market in FANTASTIC CONDITION having been significantly improved by the current owners. Including a kitchen dining room knock-through creating a modern OPEN-PLAN aspect. Other notable enhancements include updated kitchen, new bathroom, new flooring, new porch, log-burning stove and comprehensive decoration throughout. This really is a TURN-KEY home you can move straight into.

In brief the accommodation affords: entrance porch, lounge, open-plan kitchen diner. Upstairs there are three bedrooms and a family bathroom. With a large lean-to at the side of the property providing a brilliant amount of storage space for gardening equipment, bikes and so forth.

With off-road driveway parking for 3 cars. And a generous private rear garden that is ideal for families with children and pets.

Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into;

Porch

Opens to;

Lounge

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

Kitchen Diner

An OPEN-PLAN kitchen diner with a shaker style kitchen with wall and base units, peninsula island, integrated appliances, inset sink, pantry cupboard, double glazed window, patio doors to the garden, and side door to the lean-to

UPSTAIRS

Bedroom One

Double glazed window, radiator, power points, fitted wardrobes

Bedroom Two

Double glazed window, radiator, power points

Bedroom Three

Double glazed window, radiator, power points

Bathroom

Comprising tiled bath, low level W.C, wash hand basin, towel rail, double glazed window, tiled floor

EXTERNALLY

Front Aspect - Off-road driveway parking for 2/3 cars

Rear Aspect - Generously sized rear garden laid to patio and lawn

