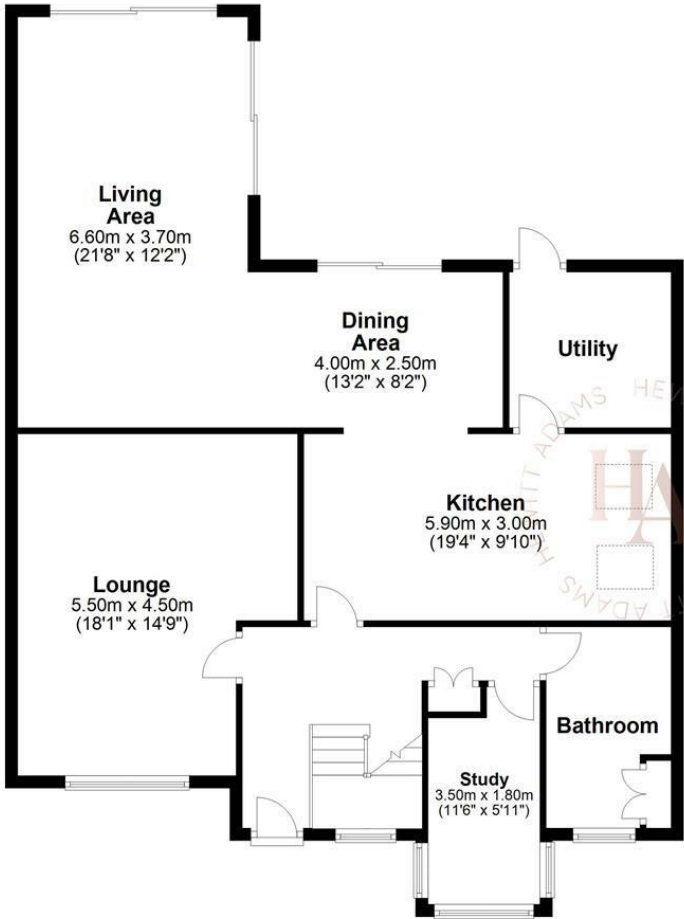




Ground Floor

Approx. 108.1 sq. metres (1164.0 sq. feet)



First Floor

Approx. 59.8 sq. metres (643.8 sq. feet)



Total area: approx. 167.9 sq. metres (1807.8 sq. feet)
For illustration purposes only - not to scale



Irby Road, Irby, Wirral CH61 2XE
Offers Over £550,000

4 Bedroom 3 Reception 2 Bathroom

****4/5 Bedroom Detached Family Home - Extended - Over 1,800 SQFT - Versatile Accommodation - Southerly Facing Garden****

Hewitt Adams is delighted to offer to the market this SUBSTANTIAL four / five bedroom DETACHED family home on Irby Road, a SHORT WALK from the centre of Irby Village.

EXTENDED and modernised by the current owners, the property affords a tremendous amount of VERSATILE living space that will suit most families.

Also enjoying a GENEROUS PLOT - the front driveway offers parking for 4/5 cars, and the LARGE rear garden offers the benefit of being SOUTHERLY FACING and very sunny.

In brief the accommodation affords: entrance hall, lounge (option to be used as a G.F bedroom), study, downstairs shower-room, OPEN-PLAN kitchen diner, utility, living room. Upstairs there are four bedrooms and a bathroom.

The SOUTHERLY FACING rear garden is laid to patio and lawn. The garden is a great size, and ideal for families with children and pets. With a detached rear garage / workshop.

Within the CATCHMENT AREA for the highly regarded schools in the area.

Front Entrance

Into:

Hall

Lounge

14'9" x 18'0" (4.5 x 5.5)

Double glazed window, radiator, power points

(currently utilised by the family as a bedroom)

Study

11'5" x 5'10" (3.5 x 1.8)

Double glazed window, radiator, power points

Shower-Room

Comprising shower, low level W.C, wash hand basin, fully tiled

OPEN-PLAN kitchen diner

19'4" x 18'0" (max) (5.9 x 5.5 (max))

Fitted wall and base units, inset sink, integrated appliances, central island, Quartz worktop. Opens to the dining area with glazed sliding doors out to the garden. Door into:

Utility

Wall and base units, space for washing machine, rear door

Living Room

21'7" x 12'1" (6.6 x 3.7)

Sliding double glazed doors to the garden, radiator, power points, TV point

UPSTAIRS

Bedroom One

10'5" x 10'9" (3.2 x 3.3)

Double glazed window, radiator, power points

Bedroom Two

10'5" x 10'9" (3.2 x 3.3)

Double glazed window, radiator, power points

Bedroom Three

10'2" x 12'9" (3.1 x 3.9)

Double glazed window, radiator, power points

Bedroom Four

6'6" x 9'1" (1.99 x 2.77)

Double glazed window, radiator, power points

Bathroom

Modern fully tiled bathroom - comprising jacuzzi bath, shower, low level w.c, wash hand basin, towel rail.

EXTERNALLY

The SOUTHERLY FACING rear garden is laid to patio and lawn. The garden is a great size, and ideal for families with children and pets. With a detached rear garage / workshop.

