



For illustration purposes only - not to scale



## Whaley Lane, Wirral CH61 3UN

£365,000

3 Bedroom 3 Reception 1 Bathroom

**\*\*Wow Factor - Extended Three / Four Bedroom - Modern Open-Plan Living - Off-Road Parking\*\***

Hewitt Adams is delighted to offer to the market this IMPRESSIVE three / four bedroom EXTENDED family home on Whaley Lane in Irby. This is a very POPULAR AREA within great access to Irby, Heswall, Pensby and other parts of the Wirral.

The property has been SIGNIFICANTLY IMPROVED and MODERNISED by the current owners and boasts a DOUBLE STOREY & REAR EXTENSION. Offering THREE / FOUR BEDROOMS and a great VERSATILE LIVING SPACE downstairs with the option for a 4th bedroom downstairs.

In brief the accommodation affords: entrance hall, lounge, study / bedroom 4, downstairs W.C, LARGE OPEN-PLAN kitchen diner and living room. Upstairs there are three bedrooms and a family bathroom. With an attractive K-RENDERED finish - this property packs plenty of KERB-APPEAL.

With GENEROUS OFF-ROAD PARKING and a good sized LANDSCAPED rear garden laid to patio and lawn. The garden is SOUTH FACING and very sunny.

Call Hewitt Adams on 0151 342 8200 to view.



Front Entrance

Into:

Hall

Lounge

11'9" x 12'9" (3.6 x 3.9)

Double glazed window, panelled walls, radiator, power points

Study / Bedroom 4

6'10" x 10'9" (2.1 x 3.3)

Double glazed window, radiator, power points, fitted storage cupboard

W.C

W.C, wash hand basin

OPEN-PLAN Kitchen Diner

16'0" x 22'11" (4.9 x 7.00)

Large OPEN-PLAN kitchen diner with fitted wall and base units. integrated appliances including double oven, hob and extractor fan, dishwasher, washing machine and a microwave oven. Central island with worktops and fitted wine-rack, inset sink, double glazed window, bi-folding doors with integrated blinds, velux windows with fitted blinds, radiator, power points.

UPSTAIRS

Bedroom One

17'4" x 10'9" (5.3 x 3.3)

Double glazed windows, radiator, power points, fitted wardrobes and fitted dressing table

Bedroom Two

8'10" x 9'6" (max into wardrobes) (2.7 x 2.9 (max into wardrobes))

Double glazed windows, radiator, power points, fitted wardrobes

Bedroom Three

16'8" x 6'9" (max into wardrobes) (5.1 x 2.06 (max into wardrobes))

Double glazed windows, radiator, power points, fitted wardrobes

Bathroom

Comprising bath with shower above, low level W.C, wash hand basin, tiled, double glazed window, extractor fan

Loft

Boarded, with lighting and power point

EXTERNALLY

With GENEROUS OFF-ROAD PARKING on a block-paved driveway and a good sized LANDSCAPED rear garden laid to patio and lawn. With a garden shed.

The garden enjoys a sunny SOUTHERLY FACING garden

