



Marlston Avenue, Wirral CH61 3XT

Offers In Excess Of £300,000

 4 Bedroom  2 Reception  2 Bathroom 

****Extended - Modern Four Bedroom & Two Bathroom Family Home - Sought After Irby Location - Southerly Facing****

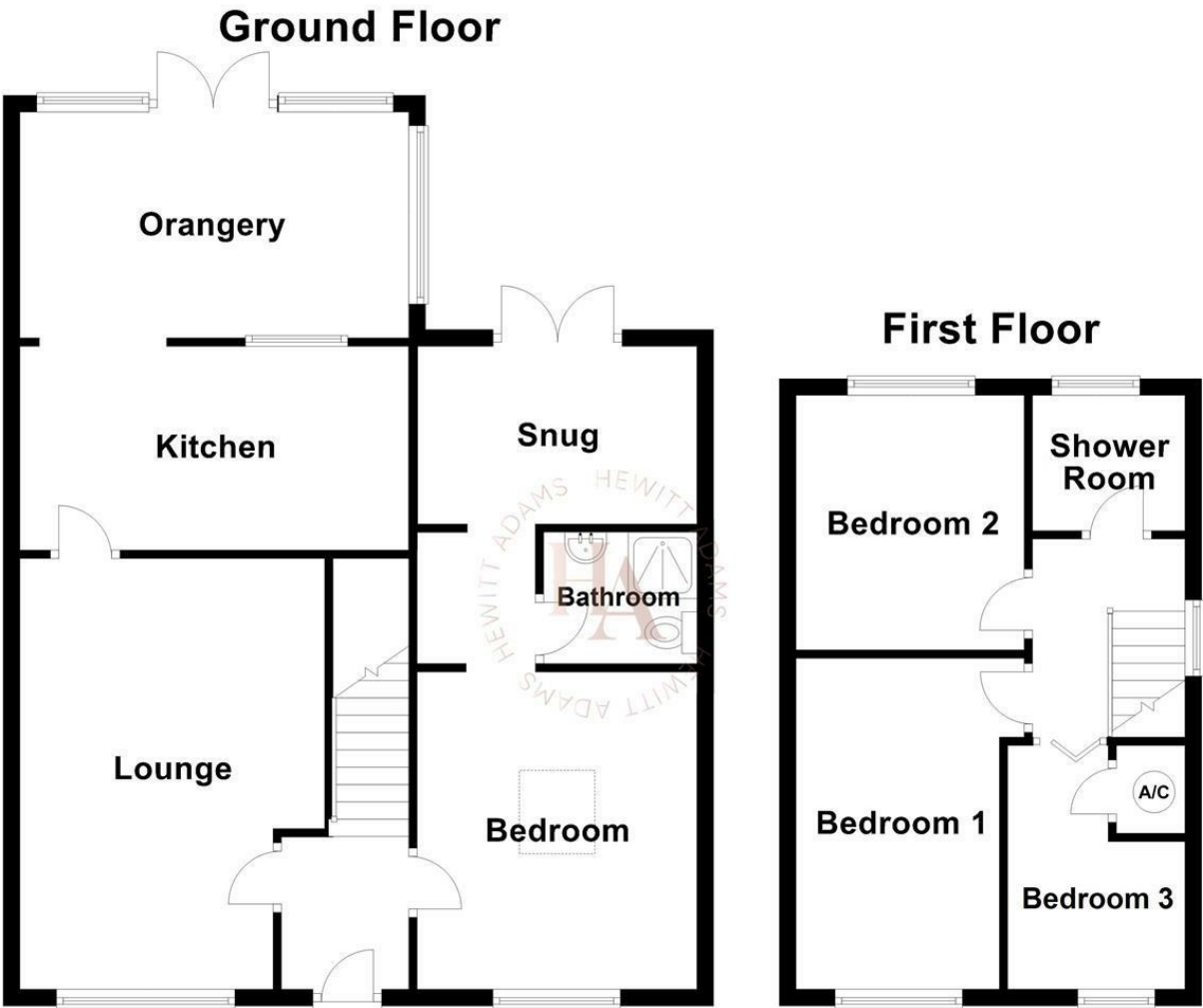
Hewitt Adams is delighted to offer to the market this EXTENDED four bedroom semi detached family home on the POPULAR Marlston Avenue in Irby.

The property has been tastefully extended and offers fantastic VERSATILE family living space, with FOUR BEDROOMS and TWO BATHROOMS - including a master suite with shower-room downstairs that makes this a future proofed home, or ideal for someone who has an elderly relative living at home.

The property comes to the market in fantastic condition with MODERN kitchen and MODERN bathrooms and a stylish ORANGERY off the kitchen. Immaculately decorated throughout.

In brief the accommodation affords: entrance hall, lounge, kitchen, orangery / dining area, large downstairs bedroom with an en-suite and then a further living area / snug. Upstairs there are three bedrooms and a main bathroom.

With GENEROUS DRIVEWAY PARKING for three cars, and a LANDSCAPED rear garden with patio, covered seating BBQ area, and a lawned garden. Call Hewitt Adams on 0151 342 8200 to view.



For illustration purposes only - not to scale

Front Entrance

Into:

Hall

Stairs to first floor

Lounge

10'3" x 15'7" (3.14 x 4.77)

Double glazed window with fitted wooden blinds, radiator, power points

Kitchen

14'0" x 8'4" (4.29 x 2.55)

Wall and base units, inset sink integral oven and gas hob, space for fridge freezer, space and plumbing for washing machine, opening into:

Orangery / Dining Room

12'10" x 9'7" (3.93 x 2.93)

Double glazed windows and patio doors opening onto the rear garden, power points, electric radiator, ample space for dining table and chairs

Bedroom

10'6" x 17'10" (max) (3.21 x 5.44 (max))

Double glazed window, radiator, power points, door into:

En-Suite

5'6" x 5'7" (1.68 x 1.72)

Comprising bath with shower above, low level W.C, wash hand basin, towel rail, tiled walls and part tiled floor, Velux window

Snug

10'5" x 6'2" (3.18 x 1.89)

Double glazed patio doors to garden, radiator, power points

UPSTAIRS

Bedroom One

7'10" x 13'11" (2.41 x 4.26)

Double glazed window with fitted wooden blinds, radiator, power points

Bedroom Two

7'10" x 10'4" (2.40 x 3.15)

Double glazed window with fitted wooden blinds, radiator, power points

Bedroom Three

5'10" x 7'9" (1.80 x 2.38)

Double glazed window with fitted wooden blinds, radiator, power points

Bathroom

5'10" x 5'5" (1.80 x 1.66)

Comprising walk in shower, W.C, wash hand basin, towel rail, tiled walls and floor, double glazed window

EXTERNALLY

With GENEROUS DRIVEWAY PARKING for three cars, and a LANDSCAPED rear garden with patio, covered seating BBQ area, and a lawned garden.

