



Total area: approx. 73.9 sq. metres (795.4 sq. feet)  
For illustration purposes only - not to scale



## Brook Meadow, Irby, Merseyside CH61 4YS

£230,000

2 Bedroom 2 Reception 1 Bathroom C

\*\*\*Two Bed Bungalow - Sought After Irby Location - Close To The Village - Semi Detached\*\*\*

Hewitt Adams is thrilled to bring to the market this two bedroom, semi detached bungalow on Brook Meadow, a highly desirable location in Irby. This quiet cul-de-sac is a close to Irby Village and all if its local amenities and bus routes.

The property comes to the market with the benefit of having a had a new boiler installed last year!!

In brief the property affords: porch, lounge opening into dining room, kitchen, conservatory, two bedrooms and a shower room.

Sat on a large corner plot, laid to lawn and patio, off road parking for one car and access to the garage via an electric up and over door. This property offers great potential for a new owner to really make it their own with the scope to extend (subject to planning).

Call Hewitt Adams to book your viewing of this charming bungalow!



Front Entrance

Into:

Porch

Storage cupboard, door to:

Lounge

10'4" x 18'5" (3.15 x 5.62)

Double glazed window, radiator, power point, opens to:

Dining Room

8'11" x 11'8" (2.74 x 3.57)

Radiator, power point, sliding doors to conservatory

Conservatory

9'3" x 6'9" (2.82 x 2.06)

Looking onto the rear garden

Kitchen

7'3" x 11'3" (2.21 x 3.44)

Wall and base units, inset sink, integral oven, space for fridge and freezer, space and plumbing for washing machine, space for tumble dryer, door to side porch

Bedroom One

9'1" x 12'3" (2.77 x 3.75)

Double glazed window, radiator, power point

Bedroom Two

8'9" x 8'5" (2.68 x 2.58)

Double glazed window, radiator, power point

Shower Room

5'10" x 6'2" (1.79 x 1.89)

Comprising walk in shower, w.c, wash hand basin, radiator, tiled walls

Externally

Sat on a large corner plot, laid to lawn and patio, off road parking for one car and access to the garage via an electric up and over door

