



## Seaview Avenue, Irby, Wirral CH61 4UX

Offers Over £550,000

4 Bedroom 3 Reception 2 Bathroom C

\*\*Impressive Four Bedroom Dormer Bungalow - Large Plot & Gardens - Backing Onto The Park - Must View\*\*

Hewitt Adams is delighted to offer to the market this **LARGE** family home on the **HIGHLY SOUGHT AFTER** Seaview Avenue in Irby - a short walk from the **CENTRE OF THE VILLAGE**, and with the property actually **BACKING ONTO** the park itself!

Occupying a **HUGE PLOT** - this charming dormer bungalow enjoys a beautifully maintained **SUNNY ASPECT** rear garden, and also has a large **SIDE GARDEN** that has previously had **PLANNING PERMISSION** for a 1 bedroom dwelling. (Now lapsed). Which would make for an ideal **ANNEX** - if someone wanted a family member to live close-by.

Deceptively spacious the property is almost 1,700 SQFT and boasts 4 bedrooms, 2 bathrooms and 3 reception rooms! In brief the accommodation affords; entrance porch, hall, lounge and dining room, three ground-floor bedrooms, shower-room, an open-plan kitchen diner with vaulted ceiling and a utility room. With an upstairs that offers; mezzanine lounge, study, and a bedroom, dressing area and a shower-room. In the agents opinion this upstairs space would be perfect for an older child / teenager who wants their own independence.

Externally to the front of the property there is a concrete driveway and Garage. To the side there's a large sunny aspect side garden, with lapsed approval for a 1 bedroom dwelling. The **SUNNY ASPECT** rear garden offers a wide array of mature trees, plants and hedging. With a large lawn, and with a patio area and deck. **BACKING ONTO** the Park and playing fields. Call Hewitt Adams on 0151 342 8200 to view.

### Front Entrance

Into;

### Porch

Tiled floor, door to;

### Hall

Radiator, power points

### Lounge and Dining Room

24'0" x 12'0" (7.33 x 3.66)

A large lounge and dining room with double glazed window, radiator, power points, fireplace, patio doors to the side garden

### Kitchen Diner

12'1" x 17'8" (3.70 x 5.4)

Attractive light and airy kitchen diner with vaulted ceiling, shaker style kitchen, integrated oven and hob and with spaces for white goods, inset sink, tiled floor, Velux, double glazed patio doors to the garden, door into the utility room

### Utility Room

Space and plumbing for washing machine and dryer, units, worktop surfaces

### Bedroom One

24'11" x 10'2" (7.6 x 3.11)

Double glazed patio doors out to garden, radiator, power points, fitted wardrobes

### Bedroom Two

9'10" x 10'2" (3.02 x 3.11)

Double glazed to side aspect, radiator, power points

### Bedroom Three

10'5" x 10'2" (3.2 x 3.11)

Double glazed to side aspect, radiator, power points

### Shower-Room

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

### UPSTAIRS

### Mezzanine Lounge

19'4" x 12'9" (max) (5.9 x 3.91 (max))

Overlooking the kitchen diner.

With velux windows, radiator, power points

(An ideal space for teenagers / or guests who want their own independent space)

### Study

Double glazed window, radiator, power points

### Dressing Hallway

Leading to the bedroom and Shower-room

### Shower

Comprising shower, wash hand basin, low level w.c., tiled floor

### Bedroom Four

10'2" x 19'6" (3.11 x 5.96)

Double glazed window, radiator, power points

### EXTERNALLY

Front Aspect - Printed concrete driveway, Garage

Side Aspect - A large sunny aspect side garden that has \*previously\* had planning permission approved for a small one bedroom property. In the agents opinion this has likely set a precedent meaning permission would likely be granted again. Ideal for anyone who might want to build an ANNEX for a family member.

Rear Aspect - Sunny aspect SOUTH WESTERLY facing rear garden that is beautifully mature. With a wide array of mature trees, plants and hedging. With a large lawn, and with a patio area and deck. BACKING ONTO the Park and playing fields.

