



Irby Road, Heswall, Wirral CH61 6XE

£330,000

3 Bedroom 2 Reception 1 Bathroom F

****Three Bedroom Semi - Immaculate Condition - Modern Kitchen & Bathrooms - Must View****

Hewitt Adams is thrilled to offer to the market this three bedroom 1930s style semi located on the SOUGHT AFTER Irby Road in Heswall, a short distance from the centre of Heswall. Boasting plenty of KERB APPEAL this is a very attractive looking home, in a highly convenient location.

Hugely improved by the owners with recent upgrades that include the ROOF, PLUMBING AND ELECTRICS.

The property has been modernised internally and comes to the market in EXCELLENT CONDITION - with modern kitchen and bathroom and immaculate cosmetic presentation. As well plenty of the charming original 1930s property features you'd expect.

In brief the accommodation affords; entrance hall, dining room, lounge, modern kitchen with integrated appliances, utility room. Upstairs there are three bedrooms and the stylish modern bathroom. With a small garage area / store.

With a generous driveway and a generous landscaped rear garden comprising of patio and lawn.

Front Entrance

Into;

Porch

Door into;

Hall

Staircase to first floor, radiator, power points

Lounge

11'3" x 13'2" (3.45 x 4.02)

Double glazed window, radiator, power points, TV point, patio doors to garden

Dining Room

11'3" x 11'8" (3.45 x 3.58)

Double glazed windows, radiator, power points

Kitchen

11'1" x 12'4" (3.38 x 3.78)

Modern stylish fitted kitchen in a shaker syle with wall and base units, inset sink. integrated appliances that include fridge freezer, oven, hob and dishwasher, breakfast island, double glazed windows

Utility

11'5" x 8'6" (3.5 x 2.6)

Wall and base units, space and plumbing for washing machine and dryer

UPSTAIRS

Bedroom One

11'3" x 11'8" (3.43 x 3.56)

Double glazed window, radiator, power points

Bedroom Two

11'3" x 11'8" (3.45 x 3.56)

Double glazed window, radiator, power points

Bedroom Three

8'5" x 6'3" (2.59 x 1.93)

Double glazed window, radiator, power points

Bathroom

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

EXTERNALLY

Front Aspect - Generous driveway, Garage store

Rear Aspect - Landscaped rear garden with large patio and a good sized lawned garden.

