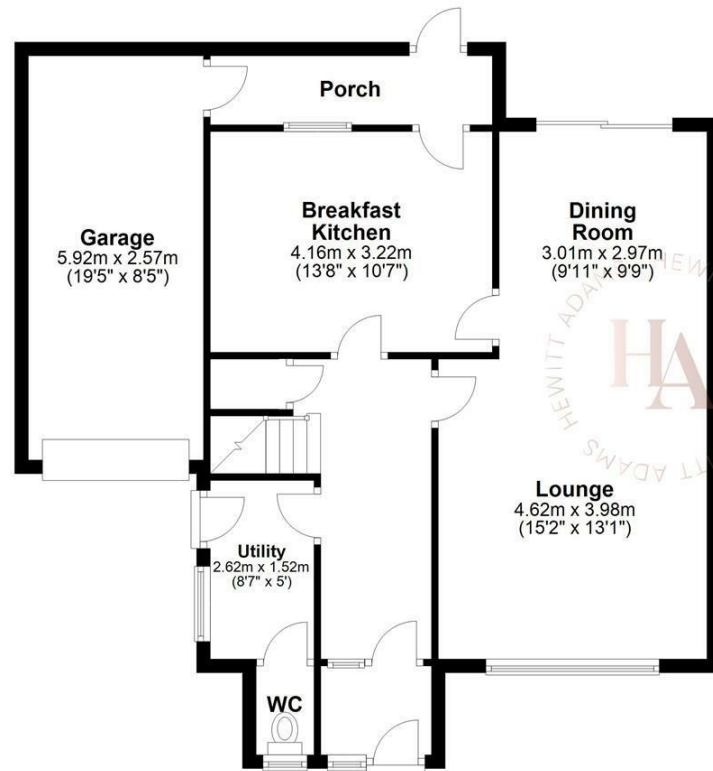




Ground Floor
Approx. 80.3 sq. metres (864.0 sq. feet)



First Floor
Approx. 57.8 sq. metres (622.1 sq. feet)



Total area: approx. 138.1 sq. metres (1486.1 sq. feet)
For illustration purposes only - not to scale

Irby Road, Wirral, Wirral CH61 6UZ
Offers Over £375,000

🛏️ 4 Bedroom 🛋️ 2 Reception 🚿 1 Bathroom 📊 C

****Four Bedroom Detached Family Home - Southerly Facing - Sold With No Chain - Backing Onto Fields****

Hewitt Adams is delighted to offer to the market this FOUR BEDROOM DETACHED family home on Irby Road in Heswall.

The property has been a well maintained family home and a new owner could comfortably move in and update / modernise the property to suit them. Fully double glazed and with gas central heating.

The property also BACKS ONTO FIELDS and has a SOUTH WESTERLY FACING sunny rear aspect.

If you're looking for a four bedroom, detached property - that is also a short distance from the centre of Heswall, that is chain free and offers huge potential - then this property comes highly recommended!

In brief the accommodation affords: entrance porch, hall, utility and w.c, lounge and dining room, kitchen. Upstairs there are four GOOD-SIZED bedrooms, and a family shower-room.

With generous driveway parking, a garage and front and rear gardens. The rear garden is fully enclosed, is not overlooked AND has the benefit of being incredibly sunny due to its SOUTH

Front entrance

Into;

Porch

Door into;

Hall

Staircase, radiator

Lounge

13'0" x 15'1" (3.98 x 4.62)

Double glazed window, radiator, fireplace, TV point

Dining Room

9'10" x 9'8" (3.01 x 2.97)

Double glazed sliding door to the garden, radiator, power points, door into the kitchen

Kitchen

13'7" x 10'6" (4.16 x 3.22)

Fitted wall and base units, inset sink, space for white goods, double glazed window, door leading to rear porch and access to garden, ample space for dinner table and chairs

Utility & W.C

Double glazed window, space and plumbing for washing machine, w.c, wash basin

UPSTAIRS

Bedroom One

14'1" x 9'6" (4.3 x 2.9)

Double glazed window with lovely views to rear, radiator, power points, integral cupboard

Bedroom Two

12'9" x 9'0" (3.9 x 2.75)

Double glazed window, radiator, power points, integral wardrobes

Bedroom Three

10'9" x 9'0" (3.29 x 2.75)

Double glazed window, radiator, power points

Bedroom Four

6'6" x 10'4" (2.00 x 3.17)

Double glazed window with lovely views to rear, radiator, power points

Shower-Room

Comprising shower, low level w.c, wash hand basin, towel rail, double glazed window

EXTERNALLY

Front Aspect - Driveway parking, side gate access to the rear, attractive lawned front garden, garage access

Rear Aspect - SOUTH WESTERLY FACING landscaped rear garden with patio, lawned garden, established flowerbeds and borders. Un-overlooked at the rear due to fields behind.

