



**Heathbank Avenue, Irby Wirral CH61 4XY**



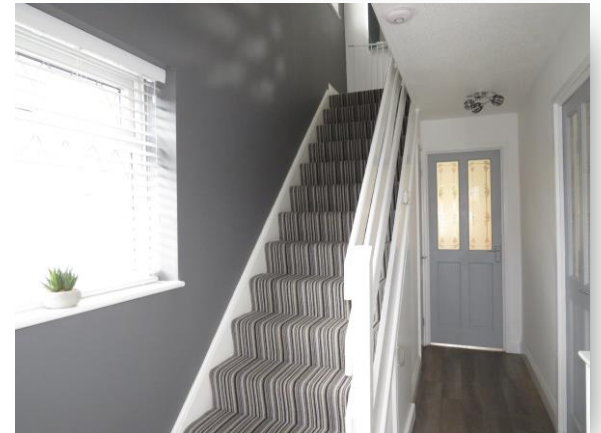
**welcome to**

**Heathbank Avenue, Irby Wirral**

GUIDE PRICE £270,000 - £280,000

What an absolute pleasure! This detached home is an Irby Delight! Modern, spacious, stunning and Light!

Do not hesitate to look around, book your viewing today.



## Property Description

GUIDE PRICE 270,000 - £280,000

This Three bedroom Detached home has been finished to a very high standard. Oozing contemporary charm, it has a wonderful feel from the moment you walk through the front door!

No expense has been spared and this home will entice you in. It has an airy, versatile layout that offers open plan family living at its best! A modern design with stunning kitchen and dining room with a large solid oak island, there are two double bedrooms and one single bedroom and modern contemporary bathroom.

This property is in a highly sought after area that falls into the catchments of very well respected primary schools and Grammar Schools and is close to Irby Village and all it has to offer, local shops and amenities, eateries and pubs!

Transport links are also great and buses can take you to Liverpool, Chester and Heswall Town Centre.

The gardens are beautiful and low maintenance with slate borders and mainly laid lawn. The rear garden offers great outdoor space and a beautiful eco patio area for alfresco dining, a double sized robust shed, sitting on a concrete base.

An early viewing is advisable.

## Entrance Hall

Composite feature front door with double glazed panels, radiator with cover, Karndean flooring and ceiling light.

## Downstairs W.C

Comprising WC, corner wash hand basin, tiled walls, radiator and double glazed window to the side.

## Lounge

10' 7" x 13' 6" ( 3.23m x 4.11m )

With lead light design double glazed window to the front, radiator, fire place and gas supply to chimney breast behind wall, Karndean flooring, television connection point, telephone connection point, ceiling light point.

Open access to dining kitchen

## Dining Kitchen

16' 10" x 13' 2" ( 5.13m x 4.01m )

## Dining Area

With double glazed patio doors with integrated window blinds opening to the rear garden, contemporary matt grey vehicle radiator, ceiling light.

## Kitchen Area

Fitted kitchen comprising wall and base units with complementary tempered heat resistance work surfaces and glass splash backs, one and a half bowl stainless steel sink and drainer unit, Solid oak island with three stools underneath and three feature ceiling lamps. Wall mounted electric double oven and integral electric hob with cooker hood above, space for an American style fridge freezer, integral microwave, integral washing machine and integral dish washer. Central heating boiler, glass effect laminate window sill, double glazed window to the rear and door giving access to the garden.

## First Floor Landing

Accessed from the hallway by a staircase leading to the first floor landing with luxury striped carpet.

## Bedroom One

12' 5" x 9' 10" ( 3.78m x 3.00m )

Double glazed lead light design window to the front, fitted wardrobes, radiator with cover, television connection point and carpet.

## Bedroom Two

11' x 10' 5" ( 3.35m x 3.17m )

With double glazed window to the rear, fitted wardrobes, radiator and carpet.

## Bedroom Three

6' 10" x 6' 6" ( 2.08m x 1.98m )

With double glazed lead light design window to the front, radiator, single length storage cupboard, carpet.

## Bathroom

Contemporary modern white suite comprising bath with folding shower screen, shower over bath with watering can head, WC, wash hand basin set within vanity unit. Extractor fan, tiled walls and tiled floor, double glazed frosted window to the rear.

## Outside

There are gardens to both the front and rear and off road parking.

## Front Garden

With lawned area, garden path and driveway allowing for parking for up to three cars.

## Rear Garden

Low maintenance landscaped rear garden mainly laid to lawn with grey composite eco decked patio area outside patio doors and seating area, double shed with concrete base, perimeter fencing, slate borders, pathway around the exterior of the property, space for bin storage and fenced gate area to the side of the house.



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welcome to

## Heathbank Avenue, Irby Wirral

- GUIDE PRICE £270,000 - £280,000
- Sought After Irby Location
- Detached, Modern & Beautiful
- Excellent Family Home
- Finished to a Very High Specification

Tenure: Freehold EPC Rating: D

guide price

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HES103892 - 0007

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