

Marlston Avenue, Irby, CH61 3XT

£280,000

Council Tax Band: C



Set in the lovely village of Irby, is this extended bungalow that is move-in ready and available with no ongoing chain. Featuring two bedrooms, this property will appeal to small families or for those that just want to relax into their surroundings but not compromise too much on space.

The house benefits from having an extension which has created a great sized kitchen with built in, good quality, appliances. There is plenty of storage and work surface; a great kitchen for baking and preparing family meals.

The front lounge is a really good size and with the bay window, gets good light at all times of the day, even though it is north facing. The addition of a conservatory, accessed through sliding doors from the dining room, further enhances the floor space, giving great flexibility for where you want to relax and unwind.

The extension also provides the new owners with a full-sized bathroom, rather than the smaller shower rooms that these bungalows were originally designed with.

The master bedroom has a wall full of built in storage and the second bedroom is large enough for a further double bed.

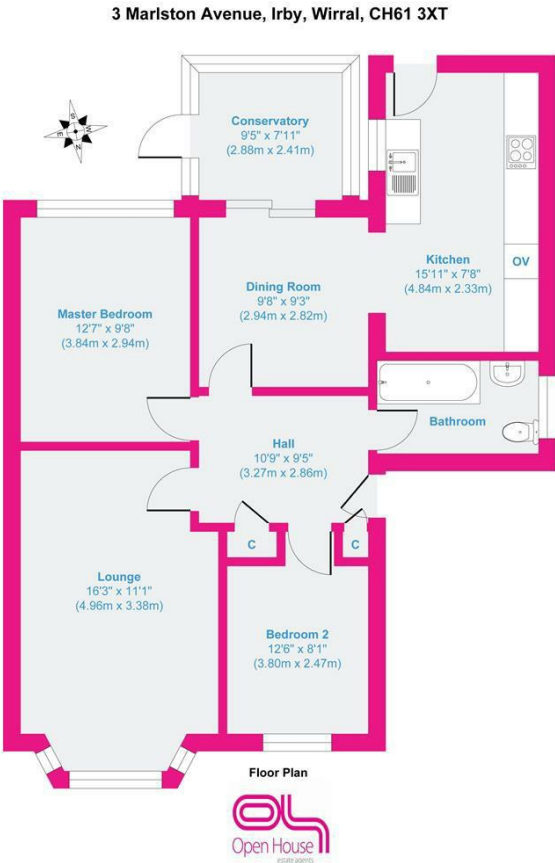
The rear south facing garden provides a perfect space to enjoy those increasing summer days. The positioning provides a private and quiet place for the family to gather. It is very low maintenance, with astro turf on the lawned area, providing a pop of green in amongst the surrounding patio. The fencing is of very high quality and again is very low maintenance. The front garden is also completed in similar materials meaning that you can do as much or little work as you want, yet still keeping the lovely aesthetic.

UPVC double glazing throughout, offering, once again, low maintenance yet with a quality finish.

This home is ready for you to simply move in and start enjoying its features. Situated in the ever-popular residential area of Irby, offering a mix of village charm, access to the coast, and proximity to Liverpool and the M53.



Open House West Wirral



Approx. Gross Internal Floor Area 866 sq. ft / 80.46 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	