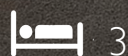


Brennan Ayre O'Neill

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Freehold



3



2



1



EPC



Council Tax

Laburnum Grove, Irby

Guide Price  
£335,000

19552288



**\*\*MOVE IN READY\*\*** Take a moment to appreciate what this property has to offer... Well proportioned rooms, modern fittings and a number of extras including downstairs WC, utility room and a large garden with a double garage. Get in touch to book your viewing.

Ample parking to the front with gated access to the side, stepped threshold and a front entrance opens into the hallway which gives access to principle rooms on the right and stairs to first floor with WC below on the left.

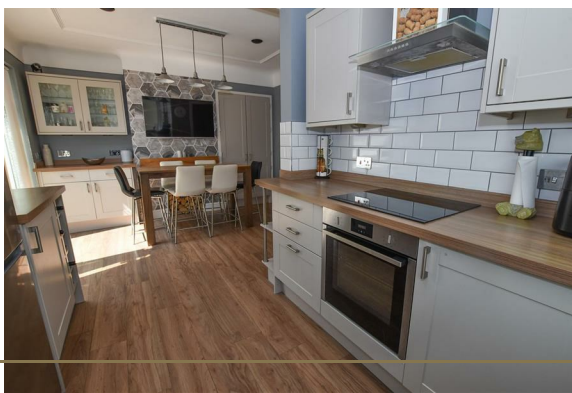
To the front you will find the separate lounge with bay window allowing natural light pour in, log burner and neutral decor.

Making your way to the rear you will find the open plan dining kitchen which offers a range of units on the left with space for appliances whilst on the right you have the dining area with French doors opening onto the garden and further built in storage.

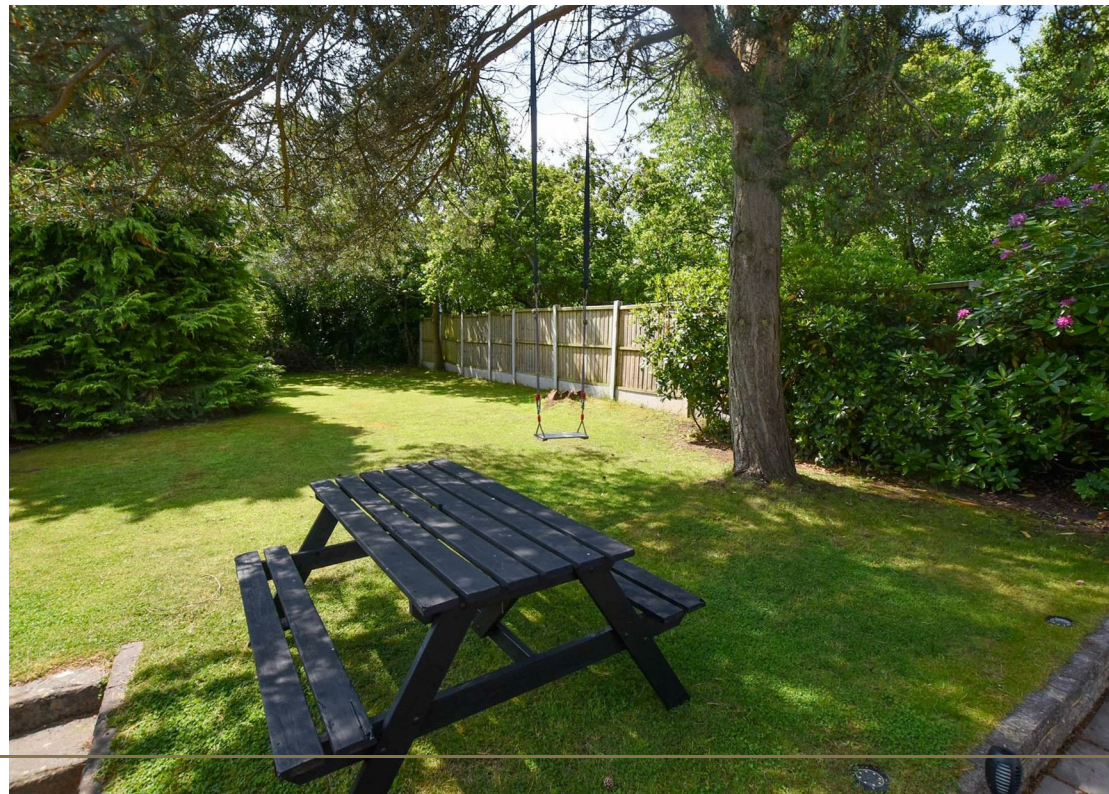
Off the kitchen you have the utility room with a range of units, space for appliances and wall mounted boiler with dual aspect and door to side.

Upstairs presents 3 bedrooms, two of which are doubles and one single with a family bathroom boasting a white suite.

Now to the USP... the large sunny garden. A large patio area to the immediate rear which enjoys the Southerly aspect, whilst the majority is laid to lawn with mature planting, fence boundaries and space for shed.









GROUND FLOOR  
653 sq.ft. (60.5 sq.m.) approx.

1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.

TOTAL FLOOR AREA: 1067 sq.ft. (99.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C-0025



Please contact our Brennan Ayre O'Neill - Bromborough Office on 0151 343 9060 if you wish to arrange a viewing appointment for this property or require further information.

Brennan Ayre O'Neill  
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