



South Hey Road, Irby, Wirral CH61 2XB

- Attractive Two/Three Bedroom Detached Bungalow
- Spacious and Well Maintained Living Accommodation
- Dining Room/Bedroom Three with Conservatory Off
- Off Road Parking, Front Lawn and Private Rear Garden
- Located in the Highly Sought After Area of Irby
- Hallway, W.C, Bay Fronted Lounge and Fitted Kitchen
- Two Well Proportioned Bedrooms and a Wet Room
- Close to Local Amenities and Transport Links



£300,000









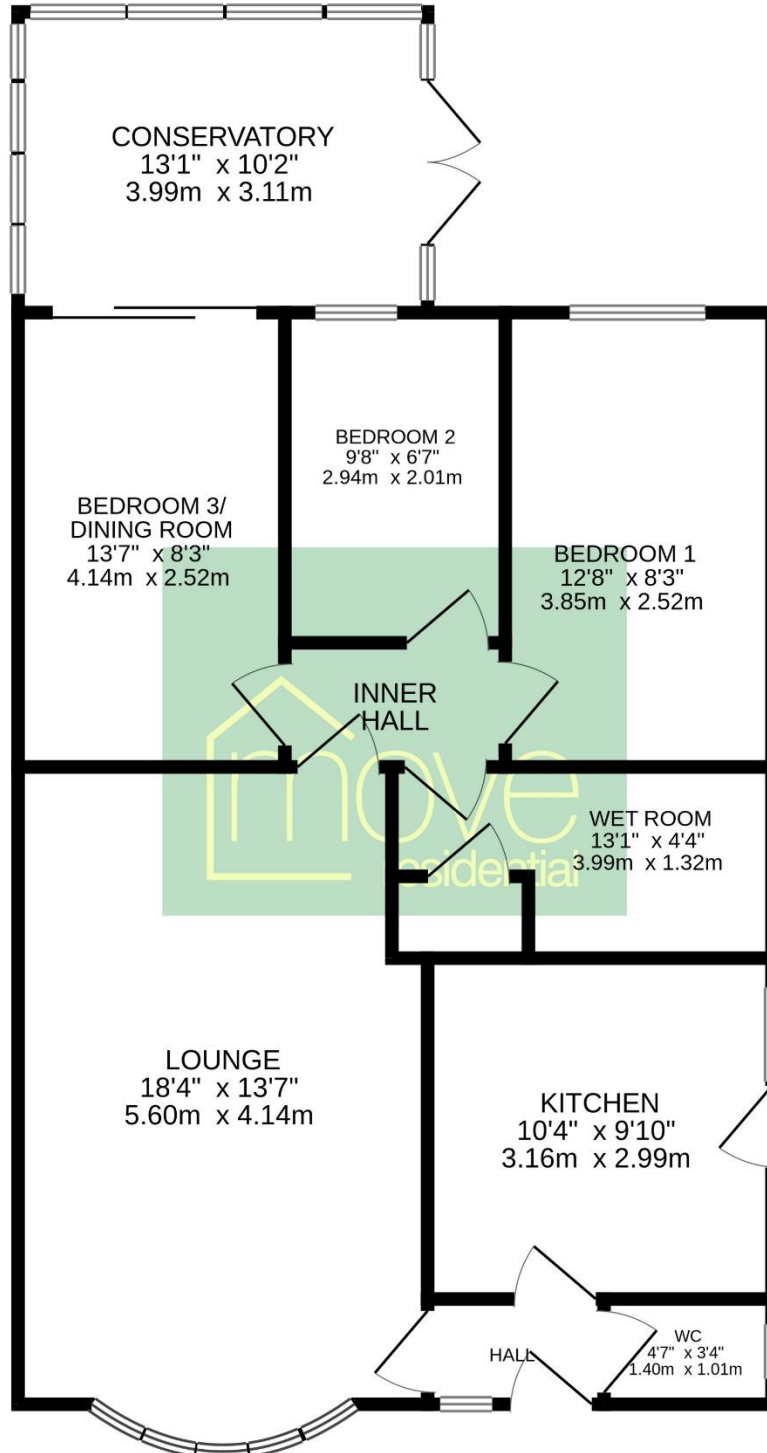




Description

Attractive and spacious two/three bedroom detached bungalow located in the highly sought after area of Irby. Well appointed and maintained this impressive home briefly comprises a hallway, W.C, generous sized lounge with bay window and feature fireplace. Dining room/bedroom three with patio doors opening to a conservatory and a well fitted kitchen. Two good sized bedrooms and a wet room complete this lovely home. Further benefiting from off road parking and well maintained front and rear gardens. Irby is a popular residential area with excellent amenities and transport links, a closer inspection is strongly recommended.

GROUND FLOOR



TOTAL FLOOR AREA : 554 sq.ft. (51.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.