



Heathbank Avenue, Irby, Wirral CH61 4YG

- Spacious Four Double Bedroom Detached Family Home
- Well Appointed and Maintained Family Living Accommodation
- Well Fitted Kitchen, Utility Room, Store Room and Downstairs W.C
- Off Road Parking, Garage - Excellent Potential to Extend (STPP)
- Sought After Residential Area of Irby - No Onward Chain
- Hallway, Generous Sized Lounge and Separate Dining Room
- Four Double Bedrooms, Three with Fitted Wardrobes and a Wet Room
- Large Private Enclosed Rear Garden Mainly Laid to Lawn with Patio Area



£395,000 – No Onward Chain

















Description

Spacious, well maintained and offering excellent potential to extend (subject to obtain the relevant consents) Move Residential are delighted to present to the sales market with no onward chain this impressive four double bedroom detached family residence. Situated in the sought after area of Irby within easy reach of local amenities, transport links and falling within the catchment area for highly acclaimed schools for all age groups, a closer inspection is strongly recommended to appreciate this property in full. In brief you have a porch, hallway and downstairs W.C. To the front of the property you have a generous sized lounge and to the rear a dining room, fitted kitchen and a utility room off with storage room. To the first floor you have three double bedrooms with fitted wardrobes, fourth bedroom and a wet room. Further benefiting from off road parking, attached garage, double glazing and gas central heating. Completing this home perfectly is the large private rear garden, manly laid to lawn with patio area a perfect space to relax or entertain.

EPC Summary

Awaiting Certificate

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.

Floor Plan

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1564 sq.ft. (145.3 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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