



Parkway, Wirral, CH61 3XJ

£475,000

3 Bedroom 2 Reception 1 Bathroom

Extended Detached Family Home • Glorious Greenbelt Views • Highly Sought-After Irby Location

Welcome to Parkway – where countryside calm meets modern family living!

Hewitt Adams is delighted to present this stylish, EXTENDED detached family home in the ever popular village of Irby. Beautifully updated by the current owners, this is a home you can move straight into and enjoy from day one. One of the standout features? Those INCREDIBLE open GREENBELT VIEWS to the rear – with rolling fields, big skies and even a GLIMPSE of the estuary in the distance. It's the kind of outlook that never gets old.

Inside, the accommodation comprises: entrance porch, welcoming hall, cosy lounge, separate dining room, and a fantastic OPEN-PLAN kitchen-diner – perfect for family life and entertaining. There's also a super handy utility room and a downstairs WC.

Upstairs you'll find THREE DOUBLE BEDROOMS, two of which enjoy those fabulous countryside views. The master bedroom is a real treat, complete with its own BALCONY – the perfect spot for a morning coffee or an evening G & T while you watch the sun go down. The family bathroom has been stylishly updated to complete the first floor.

Front Entrance

Into:

Porch

Door into:

Hall

Staircase, radiator, power points, wooden flooring

Lounge

20'00 x 12'00 (6.10m x 3.66m)

Double glazed window, log-burning stove, radiator, power points, wooden flooring

Dining Room

11'10" x 11'8" (3.63 x 3.58)

Kitchen Diner

18'2" x 13'1" (5.54 x 4.00)

Open-plan EXTENDED kitchen diner with fitted wall and base units, integrated appliances, inset sink, double glazed window, double glazed sliding door, door into:

Utility

6'2" x 10'7 (1.88m x 3.23m)

Open shelves, double glazed window, side door, space and plumbing for washing machine and dryer

W.C

W.C, hand wash basin

UPSTAIRS

Bedroom One

16'0" x 12'2" (4.88 x 3.73)

Double glazed window, radiator, power points, balcony with glass balustrade overlooking the garden and fields beyond

Bedroom Two

11'10" x 11'10" (3.63 x 3.61)

Double glazed window, radiator, power points

Bedroom Three

11'10" x 8'2" (3.63 x 2.51)

Double glazed window, radiator, power points

Bathroom

Modern stylish suite with free-standing bath, shower, W.C, hand wash basin, tiled wall and floor, towel rail

EXTERNALLY

Outside, the property sits on a generous plot with a front garden, driveway parking, GARAGE, and a PRIVATE rear garden laid to lawn and patio – ideal for children, pets, BBQs and lazy summer afternoons. Homes in this location, with views like this, are rarely available for long.

