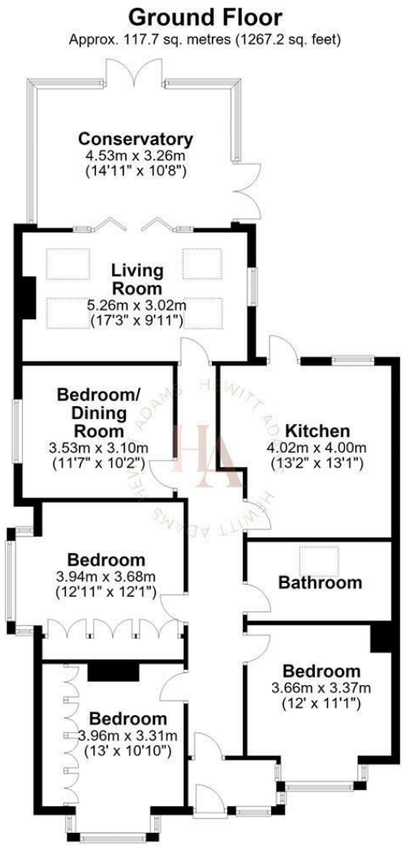

Total area: approx. 117.7 sq. metres (1267.2 sq. feet)
For illustration purposes only - not to scale

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Laburnum Grove, Wirral, CH61 4UT

£375,000

3 Bedroom | 2 Reception | 1 Bathroom

Wonderfully positioned on the charming Laburnum Grove, this spacious semi-detached bungalow in Irby, offers a delightful blend of comfort and convenience and benefits from being sold with no onward chain. With three well-proportioned bedrooms, this property is perfect for families or those seeking to downsize. The versatile dining room can easily serve as a fourth bedroom, providing flexibility to suit your lifestyle needs.

The large living room is a standout feature, seamlessly connecting to a bright conservatory that invites natural light and offers a lovely view of the garden. The conservatory opens onto a raised decking area, ideal for enjoying al fresco dining or simply relaxing in the sun.

Situated just a short stroll from Irby Village, residents will benefit from easy access to a variety of local amenities, including shops, cafes, and parks. The property also boasts driveway parking to the front, ensuring convenience for you and your guests.

The expansive rear garden is mainly laid to lawn, providing ample space for outdoor activities, gardening, or simply unwinding in a tranquil setting. The raised decking area enhances the outdoor experience, making it a perfect spot for entertaining or enjoying quiet evenings.

This bungalow presents an excellent opportunity for those looking to embrace a comfortable lifestyle in a sought-after location. With its spacious layout and proximity to local conveniences, it is a property not to be missed.

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Front Entrance
Into:

Porch
Door into:

Hall
Power points, radiator, Velux window

Bedroom
10'10" x 12'11" (3.31 x 3.96)
Double glazed bay window, radiator, power points, fitted wardrobes

Bedroom
11'0" x 12'0" (3.37 x 3.66)
Double glazed bay window, radiator, power points, fitted wardrobe

Bedroom
12'11" x 12'0" (3.94 x 3.68)
Double glazed bay window, radiator, power points, fitted wardrobe

Bathroom
11'0" x 6'1" (3.37 x 1.86)
Comprising bath, shower, wall hung w.c, wash hand basin, heated towel rail, tiled walls and floor, Velux window

Dining Room/Bedroom
11'6" x 10'2" (3.53 x 3.10)
Double glazed window, radiator, power points

Kitchen
13'1" x 13'2" (4.00 x 4.02)
Wall and base units, integrated dishwasher, integrated fridge & freezer, Integrated oven & grill, integrated washing machine, double glazed window and door to rear

Living Room
17'3" x 13'8" (5.26 x 4.17)
Double glazed window, Velux windows, gas fire, radiator, power points, doors to:

Conservatory
14'10" x 10'8" (4.53 x 3.26)
With double doors onto decking and overlooking the rear garden, power points

Externally
Front - Off road parking

Rear - large rear garden mainly laid to lawn with raised decking, garden shed and gated side access to the front

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