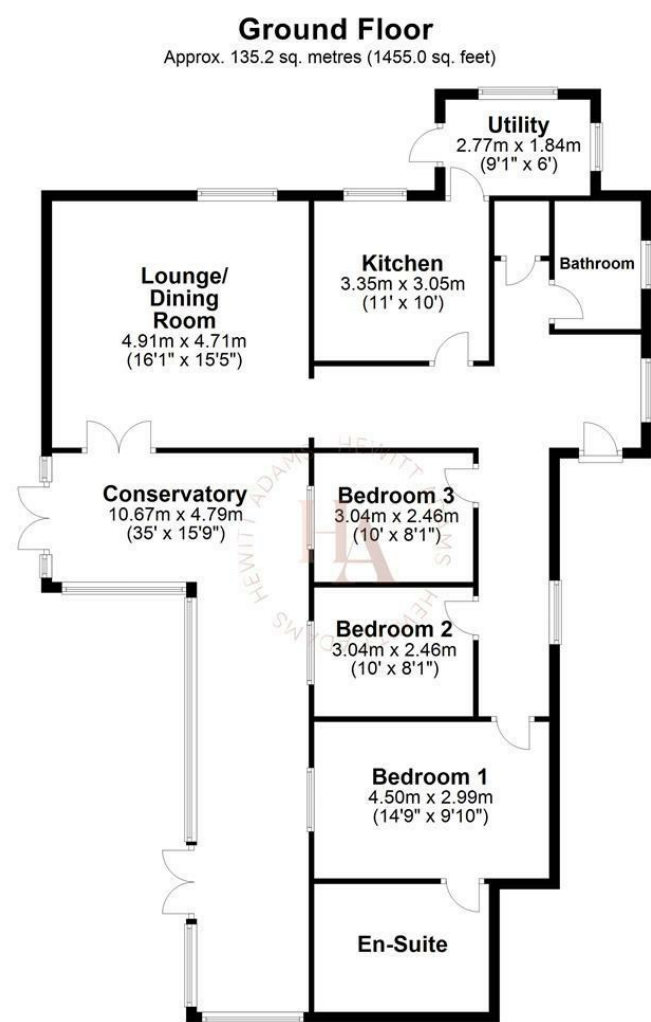




Total area: approx. 135.2 sq. metres (1455.0 sq. feet)
For illustration purposes only - not to scale



Thingwall Drive, Irby, Merseyside CH61 3XW

£450,000

3 Bedroom 2 Reception 2 Bathroom E

Hewitt Adams is delighted to present to the market this substantial three-bedroom detached bungalow, occupying a generous corner plot on the ever-popular Thingwall Drive in Irby, just a short distance from the heart of the village and its excellent local amenities.

Offering exceptionally spacious and versatile accommodation throughout, this impressive home has been lovingly maintained for many years and is presented in excellent condition, allowing new owners to move straight in with ease and comfort.

Internally, the property briefly comprises a welcoming entrance hallway, a spacious lounge and dining room, separate utility room, three well-proportioned double bedrooms, and a family bathroom. The generous principal bedroom enjoys a large en-suite shower room. With an alarm and CCTV system.

A standout feature of the property is the remarkable conservatory, extending to almost 35 feet in length, providing an outstanding additional reception and entertaining space with delightful views over the sunny rear garden.

Externally, the property sits proudly on a sizeable corner plot with beautifully maintained gardens, mainly laid to lawn with patio seating areas. There is ample off-road driveway parking for several vehicles in addition to a garage. With an outdoor garden bar.

Front Entrance

Into;

Hall

Radiator, double glazed windows

Lounge Dining Room

16'00 x 15'5 (4.88m x 4.70m)

Double glazed window, log-burner, radiator, power points, opens into the large conservatory

Kitchen

10'00 x 11'00 (3.05m x 3.35m)

Wall and base units, Range-style cooker, spaces for white goods, granite worktops, breakfast island, inset sink, double glazed window, opens into;

Utility

Wall and base units, spaces for washing machine and dryer, side door, double glazed windows

Bedroom One

14'9 x 9'10 (4.50m x 3.00m)

Double glazed window, radiator, power points, fitted wardrobes

En-Suite

Modern shower-room with shower, low level W.C, wash hand basin, towel rail

Bedroom Two

10'00 x 8'1 (3.05m x 2.46m)

Double glazed window, radiator, power points, fitted wardrobes

Bedroom Three

10'00 x 8'1 (3.05m x 2.46m)

Double glazed window, radiator, power points, fitted wardrobes

Bathroom

Comprising bath, low level W.C, wash hand basin, towel rail, double glazed window

Conservatory

35'0 x 16'00 (10.67m x 4.88m)

Modern conservatory overlooking the sunny aspect private rear garden

EXTERNALLY

Externally, the property sits proudly on a sizeable corner plot with beautifully maintained gardens, mainly laid to lawn with patio seating areas. There is ample off-road driveway parking for several vehicles in addition to a garage. With an outdoor garden bar.

Council Tax Band

D

