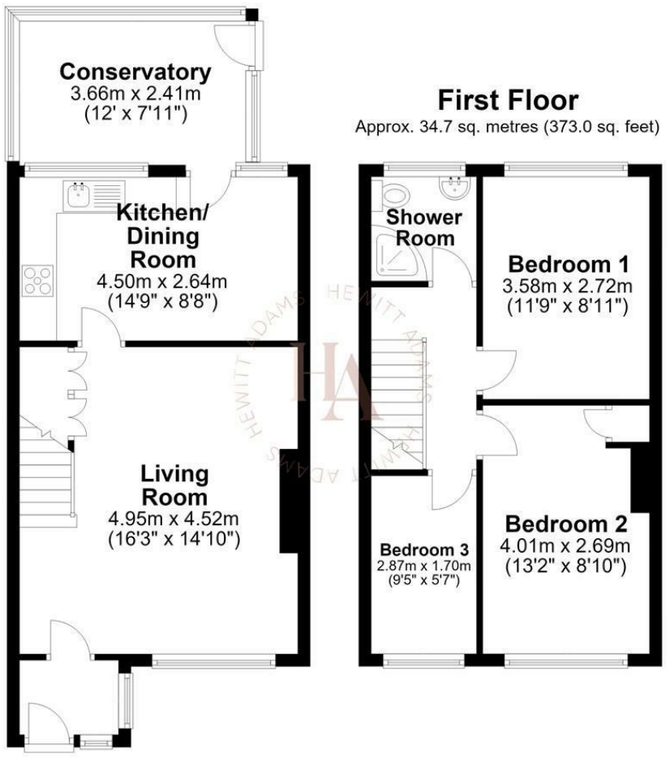




Ground Floor
Approx. 46.0 sq. metres (495.0 sq. feet)



First Floor
Approx. 34.7 sq. metres (373.0 sq. feet)

Total area: approx. 80.6 sq. metres (868.0 sq. feet)
For illustration purposes only - not to scale

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HEWITT ADAMS
ESTATE & LETTING AGENTS



Anderson Close, Irby, CH61 3UU

Offers Over £220,000

3 Bedroom | 2 Reception | 1 Bathroom | D

A beautifully presented THREE BEDROOM home tucked away in a quiet residential cul-de-sac in Thingwall, offering stylish and well-maintained accommodation that is ready to move straight into. With a MODERN KITCHEN/DINER, conservatory, private rear garden and GARAGE, this superb property makes an ideal first-time purchase, family home or downsize.

Hewitt Adams is delighted to offer to the market this attractive three-bedroom mid-terrace home, situated in a popular and well-established residential area of Thingwall, within easy reach of excellent local amenities, highly regarded schools and transport links. The property has been tastefully maintained and improved by the current owners and offers bright, well-proportioned accommodation throughout.

In brief, the accommodation comprises: entrance porch opening into a spacious and welcoming living room, with plenty of space for a range of furniture and the staircase rising to the first floor. To the rear is the modern kitchen/dining room, fitted with a range of contemporary wall and base units, integrated cooking appliances and generous worktop space, along with ample room for a family dining table. From here, doors lead into the conservatory, which provides a fantastic additional reception space overlooking the garden and could work equally well as a playroom, home office or second sitting room.
To the first floor are THREE well-proportioned bedrooms, including two comfortable doubles and a good-sized single bedroom. Completing the accommodation is the stylish shower room, which has been recently refitted with a contemporary suite and attractive marble-effect tiling.

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Entrance
UPVC entrance door leading into the porch, with an internal door opening into the lounge.

Lounge
A bright and welcoming living room with a window to the front elevation, radiator and staircase rising to the first floor. There is also a useful built-in storage cupboard beneath the stairs.

Kitchen
A beautiful open-plan kitchen diner fitted with a range of modern wall and base units incorporating an inset sink and drainer. Integrated appliances include a dishwasher, electric oven, hob and extractor fan, whilst there is also space for an American-style fridge freezer. The room benefits from laminate flooring, a radiator and a window and door to the rear elevation.

Conservatory
A useful additional reception space enjoying windows to three elevations and a UPVC door providing direct access to the rear garden.

Bedroom 1
A well-proportioned double bedroom with a window to the rear elevation and radiator.

Bedroom 2
A spacious bedroom with a window to the front elevation, radiator and useful boiler cupboard.

Bedroom 3
A comfortable third bedroom with a window to the front elevation and radiator.

Shower Room
A modern shower room comprising a walk-in shower enclosure, wash hand basin and WC. There is a radiator and a window to the rear elevation.

Externally
To the front of the property a pathway leads to the entrance door. To the rear is a sunny enclosed garden with gated rear access leading to the garage and off-road parking space located behind the property.

Council Tax Band
B










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