



Coombe Road, Irby, CH61
£295,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Sitting along Coombe Road in Irby is a bright and cheerful three bedroomed semi detached home. Complete with parking, open plan living, and great sized secluded garden, you simply must come and take a look for yourself...

There's parking for two on the front driveway as well as a lawned space (perhaps further parking if the kids stay longer than expected!) then on into the house itself. A good spacious hallway with storage and access on to the accommodation.

There's a lovely bright and airy feel to the house which you'll get when reaching the living room which runs through into the rear diner and on then into the kitchen. There's a great flow here as well as some pretty views out to the garden. The kitchen has enjoyed a facelift with its retro tiling and cabinetry and has storage which runs through under the stairs. Note there is external access here, and with the old out house on the other side, there is scope here for the addition of a handy utility room, perhaps.

And a patio door from the dining room allows easy access out to the garden - making a great summer entertaining space, indeed!

Upstairs we have three bedrooms, two good doubles and a third room which is larger than your average box room, as well as a three piece bathroom suite.

As mentioned, there's a really good sized garden here which backs on to the school. A large lawned space as well as a collection of outhouses which, as mentioned, could perhaps be turned into a utility/boot room.

Coombe Road sits between Glenwood Drive and Thingwall Road and is therefore well connected to amenities up in Irby Village, as well as a short journey through to the motorway network and Arrow Park Hospital.

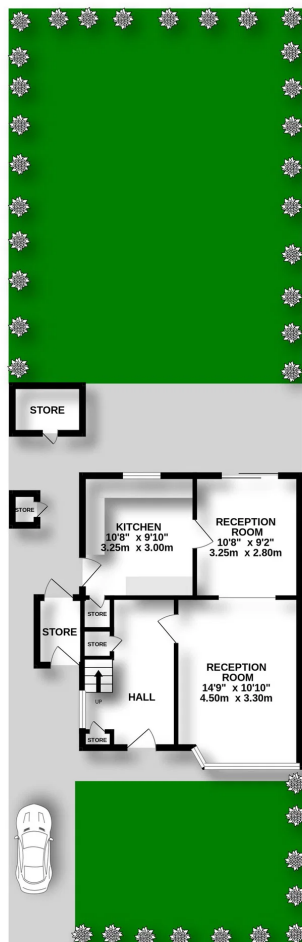
Council Tax Band: B



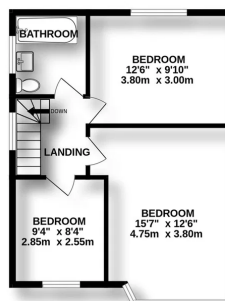




GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



- These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.
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