



Irby Road, Wirral, CH61 6XF

Offers In The Region Of £475,000

3 Bedroom 2 Reception 1 Bathroom

THREE-BEDROOM DETACHED & EXTENDED BUNGALOW – SOUGHT-AFTER HESWALL LOCATION – LARGE REAR GARDEN – GARAGE & AMPLE PARKING

Hewitt Adams are delighted to offer to the market this THREE-BEDROOM DETACHED AND EXTENDED BUNGALOW, ideally situated on the sought-after Irby Road in Heswall.

Occupying a convenient position, the property is within easy walking distance of a local Sainsbury's and a range of nearby amenities, with a bus stop situated directly opposite, making this a particularly well-connected and practical location.

The bungalow has previously been extended and offers generous and versatile accommodation throughout. In brief, the accommodation comprises: entrance porch, lounge, spacious dining/living room, kitchen, THREE BEDROOMS, bathroom and conservatory.

Externally, the property benefits from generous off-road driveway parking leading to a GARAGE, with an additional WC positioned to the rear. To the back of the property is a LARGE REAR GARDEN, predominantly laid to lawn with a patio area, providing plenty of space for outdoor seating and entertaining.

A fantastic opportunity to acquire a spacious detached bungalow in a highly convenient Heswall location.

Front Entrance

Into;

Porch

Door into;

Hall

Radiator, power points

Lounge

18'4" x 14'9" (5.6 x 4.5)

Double glazed window, log-burner stove, radiator, power points

Dining Room

11'9" x 17'0" (3.6 x 5.2)

Generous dining / living room that opens onto the conservatory. With radiator, power points. Door also into;

Kitchen

10'2" x 12'5" (3.1 x 3.8)

Wall and base units, inset sink, integrated appliances, double glazed window. door out the the rear garden

Bedroom

9'10" x 13'1" (3 x 4)

Double glazed window, radiator, power points, wardrobes

Bedroom

8'10" x 9'4" (2.7 x 2.87)

Double glazed window, radiator, power points

Bedroom

8'10" x 9'2" (2.7 x 2.8)

Double glazed window, radiator, power points

Bathroom

Comprising bath with shower above, low level W.C, wash hand basin, heated towel rail

Conservatory

10'2" x 12'9" (3.1 x 3.9)

Overlooking the rear garden. Comprising patio and lawn.

EXTERNALLY

Externally, the property benefits from generous off-road driveway parking leading to a GARAGE, with an additional WC positioned to the rear. To the back of the property is a LARGE REAR GARDEN, predominantly laid to lawn with a patio area, providing plenty of space for outdoor seating and entertaining.

Council Tax Band

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