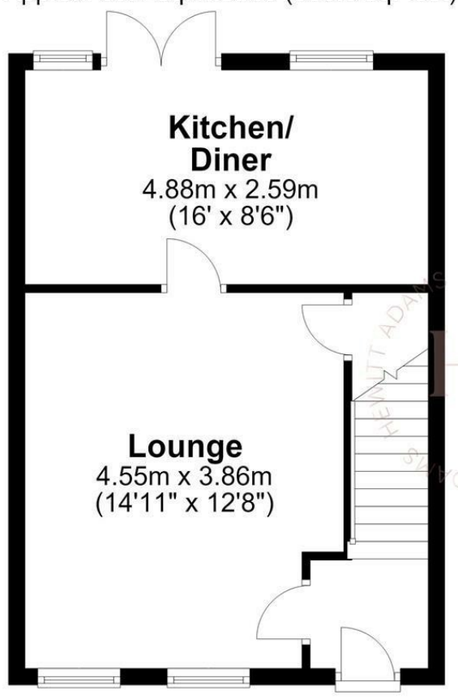




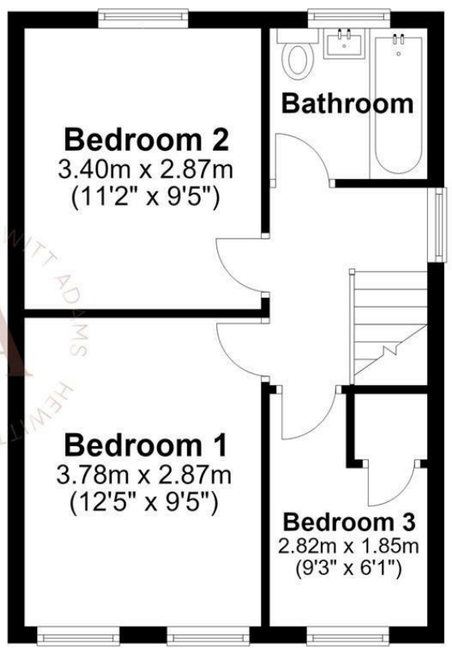
Ground Floor

Approx. 35.4 sq. metres (380.6 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.6 sq. feet)



Total area: approx. 70.7 sq. metres (761.2 sq. feet)
For illustration purposes only - not to scale

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HEWITT ADAMS
ESTATE & LETTING AGENTS



Marlston Avenue, Wirral, CH61 3XU

£250,000

3 Bedroom | 1 Reception | 1 Bathroom | D

THREE-BEDROOM SEMI-DETACHED FAMILY HOME | SOUGHT-AFTER IRBY LOCATION

Hewitt Adams is delighted to welcome to the market this fantastic three-bedroom semi-detached family home, occupying an enviable position at the head of a quiet cul-de-sac on the ever-popular Marston Avenue in Irby, enjoying attractive views across neighbouring fields.

Having been a much-loved family home, the property is presented in immaculate condition throughout and offers beautifully maintained accommodation that is perfectly suited to modern family living. Highlights include a stylish modern kitchen, a contemporary family bathroom and a superbly sized rear garden that has been thoughtfully landscaped to create the perfect space for entertaining, relaxing and family enjoyment.

In brief, the accommodation comprises an inviting entrance hall, a comfortable and well-proportioned lounge, and a modern kitchen diner providing an excellent space for everyday family life. To the first floor are three bedrooms and a beautifully presented family bathroom.

Externally, the property occupies a generous corner plot, benefiting from tremendous frontage and a substantial driveway providing off-road parking for approximately three to four vehicles. To the rear is a fantastic, generously proportioned landscaped garden, featuring attractive seating areas and a large lawn, offering plenty of space for children to play and for families to enjoy outdoor living.

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Front Entrance
Into;

Hall
Staircase

Lounge
14'11" x 12'7" (4.55 x 3.86)
Double glazed window, radiator, power points, storage cupboard, door into kitchen

Kitchen Diner
16'0" x 8'5" (4.88 x 2.59)
Modern kitchen diner with fitted kitchen with integrated appliances, inset sink, double glazed window and doors to garden, radiator, power points

UPSTAIRS

Bedroom One
12'4" x 9'4" (3.78 x 2.87)
Double glazed window, radiator, power points

Bedroom Two
11'1" x 9'4" (3.40 x 2.87)
Double glazed window, radiator, power points

Bedroom Three
9'3" x 6'0" (2.82 x 1.85)
Double glazed window, radiator, power points

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

EXTERNALLY
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