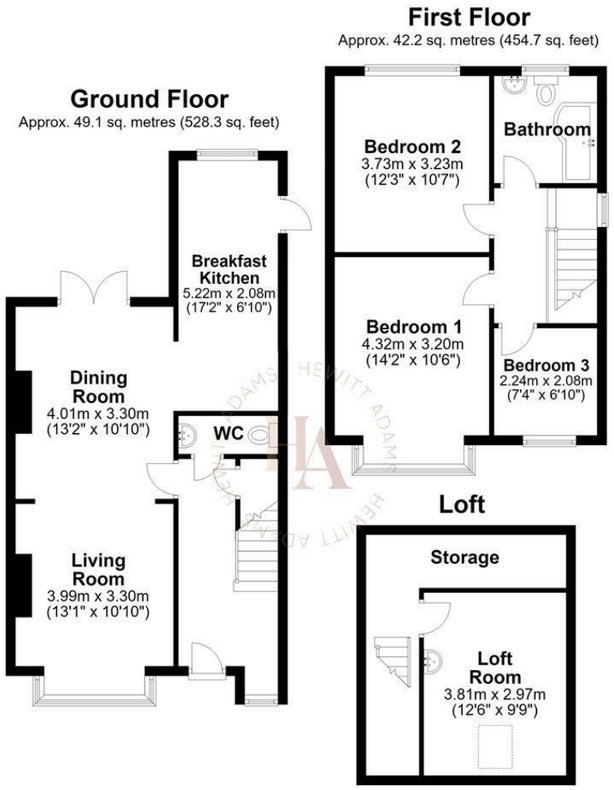






Total area: approx. 91.3 sq. metres (983.0 sq. feet)
(Excluding Loft)
For illustration purposes only - not to scale

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HEWITT ADAMS
ESTATE & LETTING AGENTS



Thingwall Drive, Irby, Wirral CH61 3XN

Offers In The Region Of £350,000

3 Bedroom | 2 Reception | 1 Bathroom | E

Hewitt Adams is delighted to offer to the market this STUNNING THREE-BEDROOM SEMI-DETACHED FAMILY HOME on the ever-popular Thingwall Drive in Irby.

Beautifully presented throughout, this IMMACULATE FAMILY HOME has been tastefully updated and improved by the current owners in recent years, creating a stylish, modern property that is ready for its next owners to move straight into.

A particular highlight is the MODERN OPEN-PLAN KITCHEN AND DINING AREA, providing a fantastic space for everyday family life and entertaining. Equally impressive is the STUNNING LANDSCAPED REAR GARDEN, which has been thoughtfully designed to create a wonderful outdoor space, perfect for summer barbecues, alfresco dining and relaxing with family and friends. They have also added a downstairs W.C.

Situated in a highly sought-after residential location in Irby, the property is ideally placed for local amenities, well-regarded schools and transport links, making it a fantastic choice for families and those looking to settle in this popular area.

In brief, the accommodation comprises: entrance hall, lounge, dining room, NEW kitchen and NEWLY ADDED downstairs WC. To the first floor, there are three bedrooms and a NEW modern family bathroom, with the additional benefit of a good-sized loft area with electrics and plumbing. Externally, the property boasts off-road driveway parking, a garage and a beautifully landscaped private

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Front Entrance
Into;

Hall
Staircase, under-stairs cupboard, access to downstairs W.C

W.C
NEWLY ADDED.
W.C, wash hand basin

Dining Room
Radiator, power points, double glazed doors to the garden, open plan into the kitchen, opens also into the lounge

Kitchen
NEW kitchen with stylish fitted kitchen with wall and base units, inset sink, worktops, integrated fridge and freezer, integrated oven and hob, integrated dishwasher, space for washing machine, double glazed window.

Lounge
Double glazed bay window, log-burner, radiator, power points

UPSTAIRS

Bedroom One
Double glazed bay window, radiator, power points

Bedroom Two
Double glazed window, radiator, power points

Bedroom Three
Double glazed window, radiator, power points

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

LOFT ROOM
Fully boarded. With electrics and plumbing. **Scope for conversion - subject to regs**

EXTERNALLY
Externally, the property boasts off-road driveway parking, a garage and a beautifully landscaped private rear garden.

Additional Info
The property has been re-wired.
Boiler is under 2 years old.










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