Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no reposnsibilty is taken for any error, ommision or mis-statement.The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or effiency can be given.
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HEWITT ADAMS
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Devizes Drive, Irby, Merseyside CH61 4YJ

£210,000

2 Bedroom | 1 Reception | 1 Bathroom | C

*** Beautiful Two Bedroom Semi Detached House In Irby - Perfect First Time Buy - South Facing - No Chain!**

Hewitt Adams is delighted to offer to the market this well presented two bedroom semi-detached house in Irby, located within walking distance of local schools, bus routes and Irby Village itself.

In brief the property affords; to the ground floor - porch area, lounge and kitchen. Upstairs there are two bedrooms and a bathroom. Both bedrooms are large enough for a double bed and also both offer fitted wardrobes. Externally there is a Driveway and a private SOUTH FACING rear Garden.

The property boasts a Worcester Bosch gas central heating boiler with double glazing throughout.

In the Agents opinion this is an IDEAL FIRST TIME BUYER PROPERTY.

Call Hewitt Adams on 0151 342 8200 to book a viewing today.

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Front Entrance
Into:

Porch
Glazed timber door into:

Lounge
17'x12'6 (5.18mx3.81m)
Double glazed window to front aspect, radiator, power points, fireplace, TV point, staircase to first floor

Kitchen
12'11x8'8 (3.94mx2.64m)
Fitted wall and base units, inset sink, worktop surfaces, tiled splash-backs, double glazed window to rear, rear door, tiled floor, space for a washing machine. Space for free standing appliances.

UPSTAIRS

Bedroom 1
13'00x9'4 (3.96mx2.84m)
Double glazed window to front elevation, radiator, power points, fitted wardrobes with sliding doors

Bedroom 2
12'11x9'00 (3.94mx2.74m)
Double glazed to rear, radiator, power points, fitted wardrobe

Bathroom
9'1x4'11 (2.77mx1.50m)
Comprised of panel bath with electric shower above, low level W.C, Wash hand basin vanity unit, part tiled walls, towel rail, double glazed window to side aspect

EXTERNALLY

Front Aspect
Off-Road driveway parking, side gate access to rear garden

Rear Aspect
Comprised of established lawned area, patio, with high hedgerows offering plenty of privacy. SOUTH FACING sunny aspect rear garden.

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