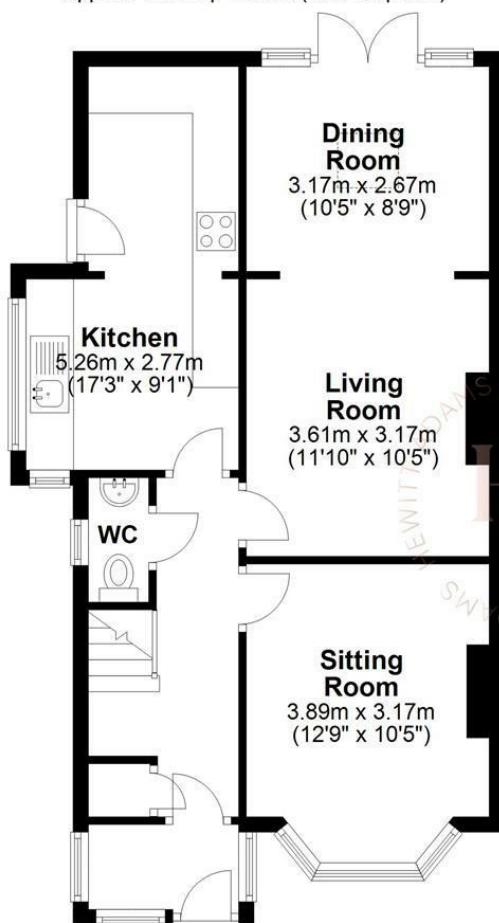




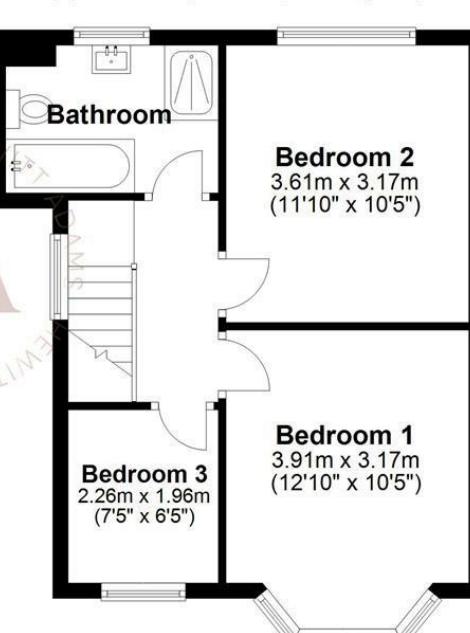
Ground Floor

Approx. 56.5 sq. metres (608.1 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



Total area: approx. 95.7 sq. metres (1030.2 sq. feet)

For illustration purposes only - not to scale



Loomsway, Wirral, CH61 4UD

£325,000



3 Bedroom



2 Reception



1 Bathroom



C

NO CHAIN! A beautifully presented three-bedroom traditional semi-detached family home, perfectly positioned in the heart of the ever-popular village of Irby on the ever popular Loomsway.

Bursting with charm and ready to move straight into, this lovely home offers spacious, flexible living and a fantastic lifestyle for growing families.

The property features a bright bay-fronted sitting room, a generous lounge/diner that opens directly onto a large, private rear garden — ideal for children, entertaining and summer BBQs — along with a well-equipped kitchen and convenient downstairs WC. Upstairs, there are three well-proportioned bedrooms and a modern four-piece family bathroom with both bath and separate shower.

Ideally located just a short walk from Irby village, local parks, and highly regarded Irby schools, the home also benefits from a tarmac driveway for off-road parking. With green spaces, shops, cafés and a strong community feel right on the doorstep, this is a wonderful opportunity to secure a welcoming family home in one of Wirral's most sought-after villages.

Sold with No chain - Call Hewitt Adams today on 0151 342 8200 to view.

Front Entrance

Into;

Porch

Door into;

Hall

Radiator, staircase, cupboard

Sitting Room

12'9" x 10'4" (3.89 x 3.17)

Double glazed window, radiator, power points

Living / Dining Room

20'7" x 10'4" (6.28 x 3.17)

Double glazed French doors to the garden, fireplace, radiator, power points, Velux

Kitchen

17'3" x 9'1" (5.26 x 2.77)

Modern fitted kitchen with wooden worktops, integrated oven and hob, inset sink, double glazed windows, side door

W.C

W.C, wash hand basin

UPSTAIRS

Bedroom One

12'9" x 10'4" (3.91 x 3.17)

Double glazed window, radiator, power points

Bedroom Two

11'10" x 10'4" (3.61 x 3.17)

Double glazed window, radiator, power points

Bedroom Three

7'4" x 6'5" (2.26 x 1.96)

Double glazed window, radiator, power points

Bathroom

Comprising bath, shower, low level W.C, wash hand basin, double glazed window

EXTERNALLY

Front Aspect - Large front driveway

Rear Aspect - Large rear garden laid to patio and lawn, with excellent garden storage/

