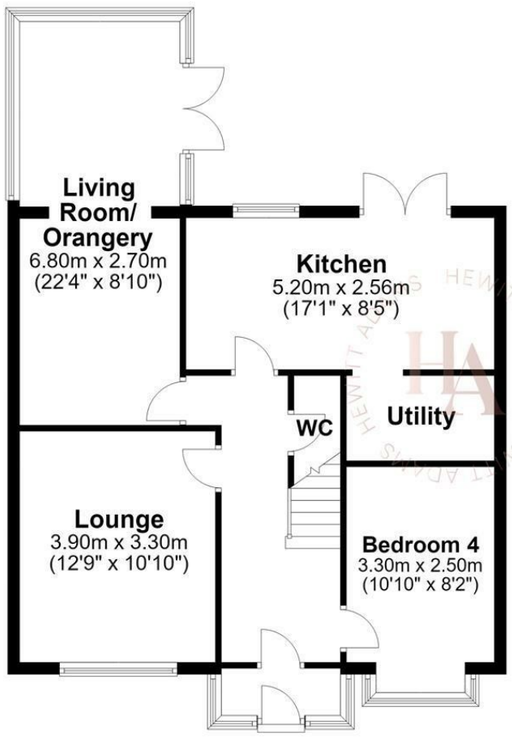




## Ground Floor
Approx. 71.5 sq. metres (769.3 sq. feet)




## First Floor
Approx. 40.5 sq. metres (436.3 sq. feet)




Total area: approx. 112.0 sq. metres (1205.7 sq. feet)
For illustration purposes only - not to scale



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HEWITT ADAMS
ESTATE & LETTING AGENTS



# Irby Road, Wirral, CH61 6XG

£375,000

4 Bedroom | 2 Reception | 1 Bathroom

3 / 4 BEDROOM FAMILY HOME – STUNNING LANDSCAPED GARDEN – MODERN ORANGERY – VERSATILE GROUND-FLOOR BEDROOM

Hewitt Adams is delighted to offer to the market this spacious and incredibly versatile three/four-bedroom family home on the ever-popular Irby Road.

There is plenty to love about this home! Highlights include a ground-floor bedroom or additional reception room created from the garage conversion, a beautiful modern orangery overlooking the garden, plus a kitchen with separate utility room and downstairs WC.

The accommodation briefly comprises: entrance porch, hallway, lounge, living room opening into the orangery/dining room, kitchen, utility, WC and optional fourth bedroom/reception room. Upstairs are three further bedrooms and a family bathroom.

Outside, there is driveway parking for at least two cars, while the gorgeous landscaped rear garden is a real standout feature and a credit to the current owner, with patio areas, lawn, established borders and flower beds, plus a summer house. The property has had regular improvements and maintenance over the years.

A fantastic and flexible family home in a sought-after location. Call Hewitt Adams on 0151 342 8200 to arrange your viewing.

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## Porch
Door into;

## Hall
Staircase, radiator, power points

## Lounge
10'9" x 12'9" (3.3 x 3.9)
Double glazed window, log-burner, radiator, power points

## Living Room & Orangery
22'3" x 88'6" (6.8 x 27)
Radiator, power points, double glazed windows, doors and ceiling (to the orangery area)

## Kitchen
17'0" x 8'4" (5.2 x 2.56)
Wall and base units, inset sink, integrated oven and hob, double glazed window, double glazed sliding door out to the garden, door into;

## Utility
Units, space for washing machine and dryer

## W.C
W.C, wash hand basin

## Bedroom Four / Reception Room
10'9" x 8'2" (3.3 x 2.5)
Double glazed window, radiator, power points, shower

## UPSTAIRS

## Bedroom
11'5" x 10'9" (3.5 x 3.30)
Double glazed window, radiator, power points, wardrobes

## Bedroom
12'9" x 10'9" (3.9 x 3.30)
Double glazed window, radiator, power points

## Bedroom
7'6" x 6'6" (2.3 x 2.0)
Double glazed window, radiator, power points

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

## EXTERNALLY
Front Aspect - Off-Road driveway parking

Rear Aspect - Stunning landscaped rear garden with patio and lawned areas and a summerhouse

## Council Tax Band
C













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