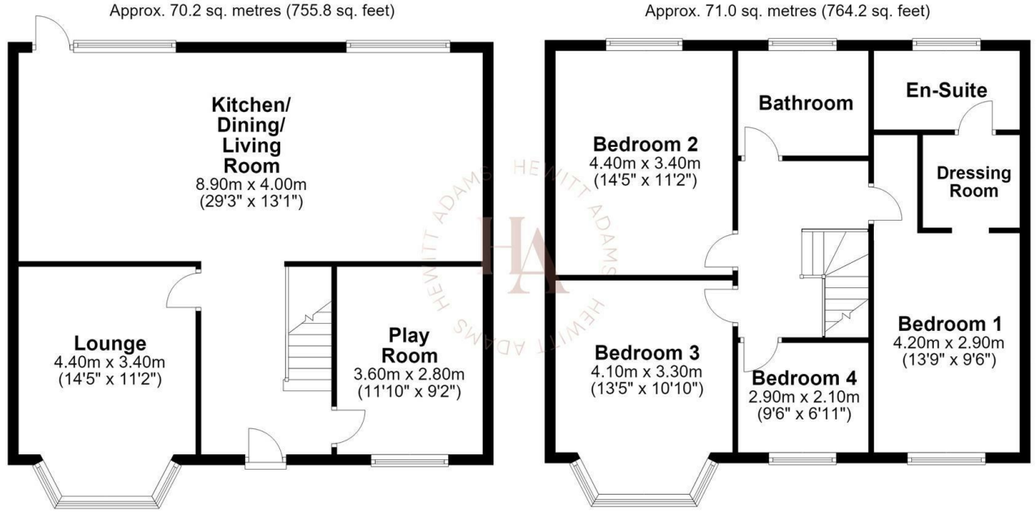






Ground Floor

Approx. 70.2 sq. metres (755.8 sq. feet)



First Floor

Approx. 71.0 sq. metres (764.2 sq. feet)

Total area: approx. 141.2 sq. metres (1520.1 sq. feet)
For illustration purposes only - not to scale

Irby Road, Wirral, CH61 6XF

£475,000

4 Bedroom | 3 Reception | 2 Bathroom | D

Hewitt Adams is delighted to offer to the market this impressive, extended and beautifully modernised four-bedroom semi-detached family home, situated on Irby Road in Heswall and offered for sale with the added benefit of NO ONWARD CHAIN.

Having undergone an extensive programme of renovation and extension in recent years, the property is presented in immaculate condition throughout, with a stylish contemporary finish and generous accommodation perfectly suited to modern family living. A particular highlight is the superb open-plan kitchen/diner, featuring a high-quality integrated kitchen and providing a fantastic space for both everyday family life and entertaining. The impressive master bedroom suite, complete with its own dressing room and en-suite, is another standout feature of this exceptional home.

In brief, the accommodation comprises: entrance hall, lounge, versatile playroom/optional guest bedroom and a spacious open-plan kitchen/diner to the ground floor. Upstairs are four well-proportioned bedrooms, three of which are generous doubles. The master bedroom benefits from a dressing room and private en-suite, while the remaining bedrooms are served by a stylish four-piece family bathroom.

Externally, the property offers generous off-road driveway parking to the front, while to the rear is a landscaped and private garden, creating an ideal space for families, entertaining and outdoor dining.

www.hewittadams.co.uk | A: 20 Pensby Road, Heswall, CH60 7RE | T: 0151 342 8200

Hewitt Adams Ltd. Registered in England | Company Reg No: 09987691 | Company VAT No: 249324300

Front Entrance
Into;

Hall
Staircase, radiator

Play-Room / Living Room
Double glazed window, radiator, power points

Lounge
Double glazed window, radiator, power points

Open-Plan Kitchen Dining Room
A stunning OPEN-PLAN high quality integrated kitchen diner with quartz worktops and peninsula island, shaker style kitchen, integrated oven and hob, fridge freezer, dishwasher and wine-chiller, inset sink, double glazed windows, double glazed sliders. Generous living/dining area overlooking the garden.

Lounge
Double glazed window, radiator, power points

UPSTAIRS

Bedroom
Double glazed window, radiator, power points, dressing area leading to;

En-Suite
Comprising shower, low level W.C, wash hand basin, towel rail, double glazed window

Bedroom
Double glazed window, radiator, power points

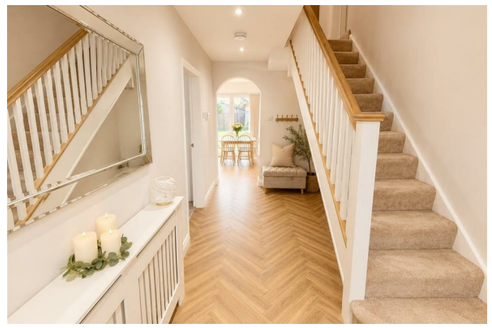
Bedroom
Double glazed window, radiator, power points

Bedroom
Double glazed window, radiator, power points

Bathroom
Comprising of shower, bath, low level w.c, wash hand basin, towel rail

EXTERNALLY
Externally, the property offers generous off-road driveway parking to the front, while to the rear is a landscaped and private garden, creating an ideal space for families, entertaining and outdoor dining.

Council Tax Band
C










www.hewittadams.co.uk | A: 20 Pensby Road, Heswall, CH60 7RE | T: 0151 342 8200

Hewitt Adams Ltd. Registered in England | Company Reg No: 09987691 | Company VAT No: 249324300