



For illustration purposes only - not to scale

Heathbank Avenue, Irby, Wirral CH61 4XY

£400,000

3 Bedroom 2 Reception 1 Bathroom

****Stunning Detached Home - Popular Irby Location - Extended Open Plan Kitchen & Family Room****

Hewitt Adams is thrilled to offer to the market this IMMACULATE modern DETACHED family home on Heathbank Avenue in Irby.

The property has been modernised and EXTENDED by the current owners and comes to the market in fantastic condition. With a large OPEN-PLAN kitchen dining and living room and utility courtesy of the impressive extension.

In brief the accommodation affords; entrance hall, lounge, w.c, open-plan kitchen dining living room, utility. Upstairs there are three bedrooms and a modern family bathroom. With full access to fibre broadband in the house.

Externally the property offers off-road driveway parking and a good sized family friendly garden that is laid to lawn and patio.

A perfect family home in a popular part of Irby. Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into;

Hall

Staircase to first floor, radiator, power points

Lounge

10'2" x 14'7" (3.1 x 4.45)

Double glazed window, fireplace, radiator, power points

W.C

W.C, wash basin

Open Plan Kitchen Dining Living Area

20'4" x 22'3" (6.2 x 6.8)

Fantastic EXTENDED modern OPEN-PLAN kitchen dining and living area with stylish fitted kitchen with integrated appliances, central island, karndean flooring, radiators, power points, Velux windows, bi-folding doors to garden, door into;

Utility

Wall and base units, space and plumbing for washing machine and dryer, radiator, side door

UPSTAIRS

Bedroom One

12'1" x 9'10" (3.7 x 3.00)

Fitted wardrobes, radiator, power points, double glazed windows

Bedroom Two

9'10" x 12'5" (3.00 x 3.8)

Fitted wardrobes, radiator, power points, double glazed windows

Bedroom Three

7'03 x 6'10 (2.21m x 2.08m)

Radiator, power points, double glazed window, cupboard

Bathroom

Modern stylish bathroom with bath with shower above, low level W.C, wash hand basin, towel rail, double glazed window

EXTERNALLY

Front Aspect - Driveway parking, side gate

Rear Aspect - Sunny aspect rear garden comprised of patio and lawn. With two garden sheds for storage.

