



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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 efficiency can be given. Plan produced using PlanUp.

Hillview Road, Wirral CH61 4XH

£380,000

3 Bedroom 2 Reception 1 Bathroom

****Three/Four Bedroom DETACHED Dormer Cottage Style Bungalow - Sought After Irby Location - No Chain****

Hewitt Adams is thrilled to offer to the market this charming DETACHED 3 / 4. bedroom dormer cottage bungalow occupying a GENEROUS and landscaped plot with off-road parking on TWO DRIVEWAYS on either side of the property, as well as a garage. And with a WONDERFUL SUNNY ASPECT rear garden that has clearly been cherished.

Hillview Road is a very SOUGHT AFTER LOCATION within walking distance of the village itself.

The bungalow comes to the market in excellent, clearly well maintained condition with a NEW ROOF, RECENTLY INSTALLED BOILER, and IMPROVED ELECTRICS. With full double glazing throughout.

In brief the accommodation affords; entrance hall, downstairs bedroom, dining room / optional 4th bedroom, large lounge that opens onto a orangery, with a downstairs W.C and a kitchen. With lots of scope to extend to the rear.

Upstairs there are two large bedrooms and a bathroom.

Front Entrance

Into;

Hall

Staircase to first floor, radiator

Bedroom One

14'11" x 11'5" (4.57 x 3.49)

Double glazed to front, radiator, power points, integral wardrobes /cupboard

Dining Room (Optional Bedroom)

14'10" x 11'4" (4.54 x 3.46)

Double glazed window, radiator, power points

Lounge

14'7" x 12'11" (4.45 x 3.94)

A large lounge with double glazed windows, radiators, power points, TV point, fireplace, integral cupboard, opens into;

Orangery

8'9" x 12'1" (2.67 x 3.69)

Double glazed windows and patio doors, radiator, power points

W.C

W.C, wash hand basin, double glazed window

Kitchen

9'7" x 10'5" (2.94 x 3.20)

Fitted wall and base units, inset sink, integrated oven and hob, space for washing machine, space for fridge freezer, double glazed window to rear, door to rear garden, radiator

UPSTAIRS

Bedroom Two

15'7" x 11'4" (4.76 x 3.47)

Double glazed window, radiator, power points, integral wardrobe / cupboard and fitted wardrobes

Bedroom Three

Double glazed window, radiator, power points

Bathroom

Comprising bath with electric shower above, W.C, wash hand basin, part tiled, double glazed window, radiator

EXTERNALLY

Front Aspect - Twin driveways affording off-road parking for three or more cars. Attractive lawned front garden.

Rear Aspect - Attractive landscaped rear garden with patio area, large lawned garden, beautiful mature trees and hedging. With a summerhouse, greenhouse and potting shed all with electrics.

