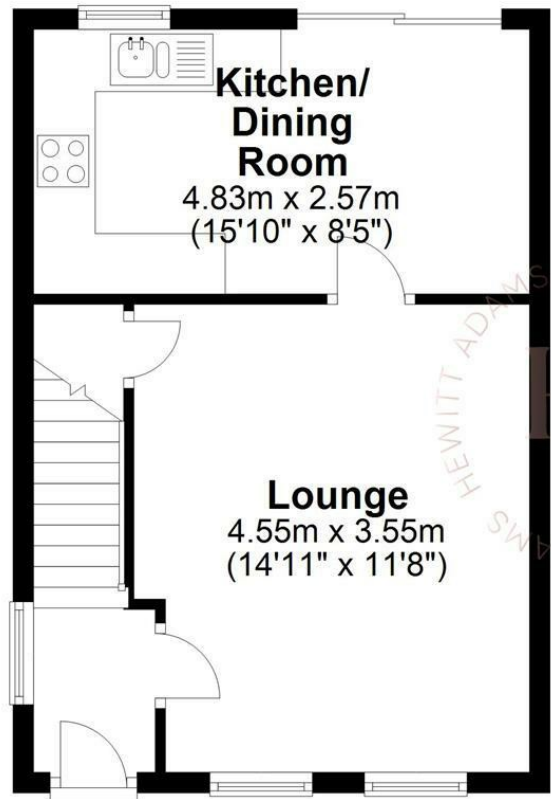




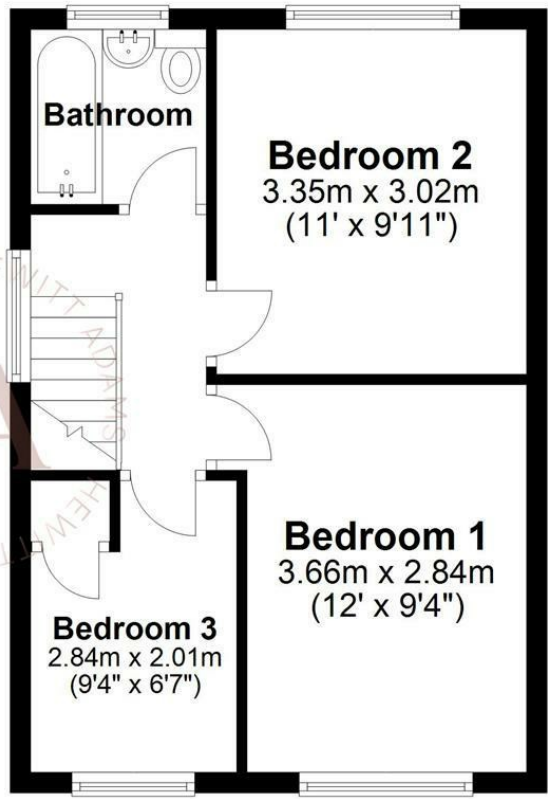
Ground Floor

Approx. 34.9 sq. metres (375.9 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.9 sq. feet)



Total area: approx. 69.8 sq. metres (751.8 sq. feet)
For illustration purposes only - not to scale

Marlston Avenue, Irby, Merseyside CH61 3XT

£250,000

3 Bedroom 1 Reception 1 Bathroom

****Three Bedroom Semi - Huge Corner Plot - Scope To Extend STPP - Excellent Condition - Ideal First Time Buy****

Hewitt Adams is thrilled to market this MODERN three bedroom semi-detached home on the POPULAR Marlston Avenue in Irby. Occupying a generous CORNER PLOT this property offers a FANTASTIC GARDEN with considerable space to the side which would lend itself to a substantial extension - *STPP.

The property has been tastefully UPGRADED by the owners with a MODERN KITCHEN, NEW FLOORING, RE-DECORATION and a lot of work in the garden, including an 'under-cover BBQ decked area' that is perfect for outdoor entertaining and in the summer months becomes an extension of the ground floor living space.

In brief the accommodation affords; entrance hall, lounge, open-plan kitchen diner. Upstairs there are three bedrooms and a family bathroom. With off-road driveway parking and a garage.

The rear and side garden is a big SELLING POINT due to its size. Offering a large decked area, generous lawn, fire-pit and a summerhouse that is ideal as a home-office (in the summer) or for use as a bar / games room.

Call Hewitt Adams on 0151 342 8200 to view.

Front entrance

Glazed door into;

Hall

Staircase to first floor, double glazed to side

Lounge

11'0"x14'11" (11'00"x) (3.35x4.55 (x))

Double glazed to front aspect, radiator, power points, storecupboard

Kitchen / Diner

15'10"x8'5" (x8'05") (4.83x2.57 (x))

Modern and stylish kitchen with wall and base units, inset sink, worktop surfaces, integrated oven and hob, space for fridge freezer, double glazed window. Space for dining table and chairs. Radiator, power points, double glazed door to garden.

UPSTAIRS

Bedroom 1

12'0"x9'4" (39'4"x) (3.66x2.84 (12x))

Generous double room with double glazed window to front, radiator, power points

Bedroom 2

11'0"x9'11" (36'1"x) (3.35x3.02 (11x))

Double glazed to rear, radiator, power points

Bedroom 3

9'4"x6'7" (x) (2.84x2.01 (x))

Double glazed to front aspect, radiator, power points

Bathroom

Panel bath with shower above, low level w.c, wash hand basin, part tiled, double glazed to rear, towel rail

EXTERNALLY

Front Aspect

The property is approached via a driveway that leads to the detached garage and the property itself. The property boasts a small garden.

Rear Aspect

The property sits in a large corner plot and therefore boasts a larger than typical rear and side garden. The Agents feel this offers buyers the potential to greatly extend the property to the side and rear. *Relevant planning consents would need to be obtained* The rear garden is not overlooked and offers a large under-cover decked area, generous lawned garden, fire-pit, summerhouse.

