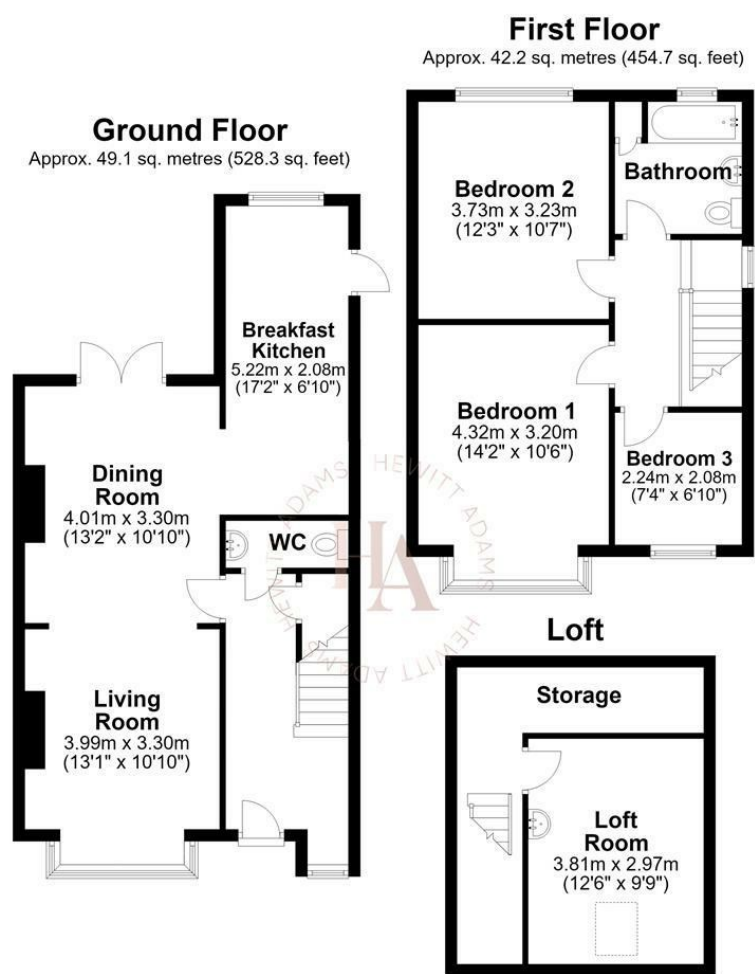




Total area: approx. 91.3 sq. metres (983.0 sq. feet)
(Excluding Loft)
For illustration purposes only - not to scale



Thingwall Drive, Irby, Wirral CH61 3XN

Offers In The Region Of £350,000

3 Bedroom 2 Reception 1 Bathroom E

Hewitt Adams is delighted to offer to the market this STUNNING THREE-BEDROOM SEMI-DETACHED FAMILY HOME on the ever-popular Thingwall Drive in Irby.

Beautifully presented throughout, this IMMACULATE FAMILY HOME has been tastefully updated and improved by the current owners in recent years, creating a stylish, modern property that is ready for its next owners to move straight into.

A particular highlight is the MODERN OPEN-PLAN KITCHEN AND DINING AREA, providing a fantastic space for everyday family life and entertaining. Equally impressive is the STUNNING LANDSCAPED REAR GARDEN, which has been thoughtfully designed to create a wonderful outdoor space, perfect for summer barbecues, alfresco dining and relaxing with family and friends. They have also added a downstairs W.C.

Situated in a highly sought-after residential location in Irby, the property is ideally placed for local amenities, well-regarded schools and transport links, making it a fantastic choice for families and those looking to settle in this popular area.

In brief, the accommodation comprises: entrance hall, lounge, dining room, NEW kitchen and NEWLY ADDED downstairs WC. To the first floor, there are three bedrooms and a NEW modern family bathroom, with the additional benefit of a good-sized loft area with electrics and plumbing. Externally, the property boasts off-road driveway parking, a garage and a beautifully landscaped private

Front Entrance

Into;

Hall

Staircase, under-stairs cupboard, access to downstairs W.C

W.C

NEWLY ADDED.
W.C, wash hand basin

Dining Room

Radiator, power points, double glazed doors to the garden,
open plan into the kitchen, opens also into the lounge

Lounge

Double glazed bay window, log-burner, radiator, power
points

UPSTAIRS

Bedroom One

Double glazed bay window, radiator, power points

Bedroom Two

Double glazed window, radiator, power points

Bedroom Three

Double glazed window, radiator, power points

Bathroom

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

LOFT ROOM

Fully boarded. With electrics and plumbing. **Scope for
conversion - subject to regs**

EXTERNALLY

Externally, the property boasts off-road driveway parking, a
garage and a beautifully landscaped private rear garden.

Additional Info

The property has been re-wired.
Boiler is under 2 years old.

