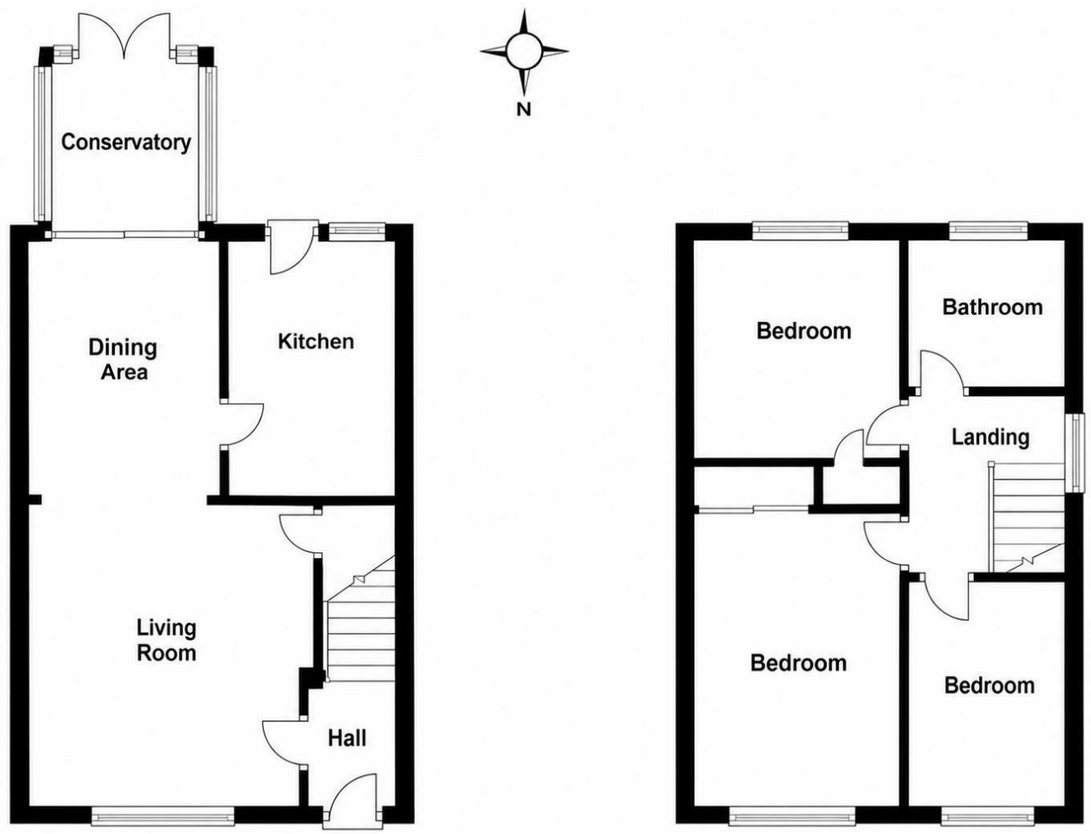






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HEWITT ADAMS
ESTATE & LETTING AGENTS



Heathbank Avenue, Irby, CH61 4XY

£250,000

3 Bedroom | 2 Reception | 1 Bathroom | D

Three Bedroom Semi - Sought After Irby Location - No Onward Chain - Ideal First Time Buy

Hewitt Adams is delighted to offer to the market with NO ONWARD CHAIN this three bedroom semi-detached family home on Heathbank Avenue in Irby.

The property has been very well maintained and comes to the market in excellent condition.

In brief the accommodation affords; entrance hall, lounge, dining room, kitchen and a conservatory. Upstairs there are three bedrooms and a modern shower-room.

Externally there is a driveway, garage and a SUNNY ASPECT private rear garden laid to patio and lawn.

An ideal property for FIRST TIME BUYERS looking to get onto the property ladder. Call Hewitt Adams on 0151 342 8200.

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Entrance
Composite front door to the Hallway.

Hallway
Laminate flooring, staircase to the first floor accommodation.

Lounge
13'1x12'2 (3.99mx3.71m)
Window to the front elevation, radiator, laminate flooring, storage cupboard. Open to the Dining Room.

Dining Room
10'11x7'11 (3.33mx2.41m)
Sliding doors to the Conservatory, radiator, laminate flooring.

Kitchen
10'11x7'06 (3.33mx2.29m)
Wall and base units with worktops, inset sink and drainer with mixer tap, electric oven, gas hob, extractor fan, space for white goods, window to the side and rear elevation, Composite door to the rear elevation.

Conservatory
7'0x6'6 (2.13mx1.98m)
Windows to three elevations, French doors allowing direct garden access, tiled flooring.

Bedroom 1
13'3x8'09 (4.04mx2.67m)
Window to the front elevation, radiator, fitted mirror wardrobes.

Bedroom 2
9'2x8'10 (2.79mx2.69m)
Window to the rear elevation, radiator.

Bedroom 3
9'6x6'5 (2.90mx1.96m)
Window to the front elevation, radiator.

Shower Room
Shower cubicle, WC, wall hung wash basin vanity unit with mixer tap, tiled walls and floor, heated towel radiator, window to the rear elevation.

Externally - Front Elevation
Driveway, laid to lawn section, gated access to the rear.

Externally - Rear Elevation
Paved patio area, laid to lawn section, fenced boundaries.

Garage
Up and over front.










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