



Total area: approx. 74.2 sq. metres (798.4 sq. feet)
For illustration purposes only - not to scale



Thingwall Road, Wirral, CH61 3WB

£240,000

2 Bedroom 1 Reception 2 Bathroom C

****Ground Floor Flat - Central Irby Village Location - Views Across Fields - No Chain****

Hewitt Adams welcomes to the market this two bedroom GROUND FLOOR FLAT located in Manor Court in Irby.

It is exceedingly rare that these ground floor units become available and given how conveniently situated Manor Court is within the CENTRE of Irby village - this is a perfect property for DOWNSIZERS.

Located in the rear building - the flat is also away from Thingwall Road, and has the enjoyment of OVERLOOKING farmers fields from the lounge, bedroom one and the communal gardens.

A ground floor flat with these views and sold with no chain is sure to prove very popular.

In brief the accommodation affords: entrance hall, lounge, bedroom one with dressing area and en-suite, main bathroom, second bedroom and kitchen.

With residents parking and visitor bays, and communal gardens. Call Hewitt Adams on 0151 342 8200 to view!

Front Entrance

Into:

Hall

Radiator, power point, storage cupboard

Lounge

13'5" x 13'7" (4.10 x 4.15)

Double glazed window over looking fields, radiator, power point, electric fire

Kitchen

13'5" x 7'10" (4.09 x 2.41)

Wall and base units, inset sink, integrated fridge freezer, integrated oven and gas hob, space and plumbing for washing machine, double glazed window

Bedroom One

10'10" x 17'1" (3.31 x 5.23)

Double glazed window to front, radiator, power point, opening into dressing area with fitted wardrobe, door to:

En Suite

4'6" x 7'9" (1.38 x 2.37)

Comprising shower, wash hand basin, w.c, towel rail, part tiled

Bedroom Two

13'5" x 9'1" (max) (4.09 x 2.78 (max))

Double glazed window, radiator, power point

Bathroom

7'5" x 5'5" (2.27 x 1.66)

Comprising bath, w.c, wash hand basin, radiator, part tiled

Externally

With residents parking and visitor bays. Communal gardens.

Lease Information

Years remaining - circa 976

Service charges - £1440 pa

