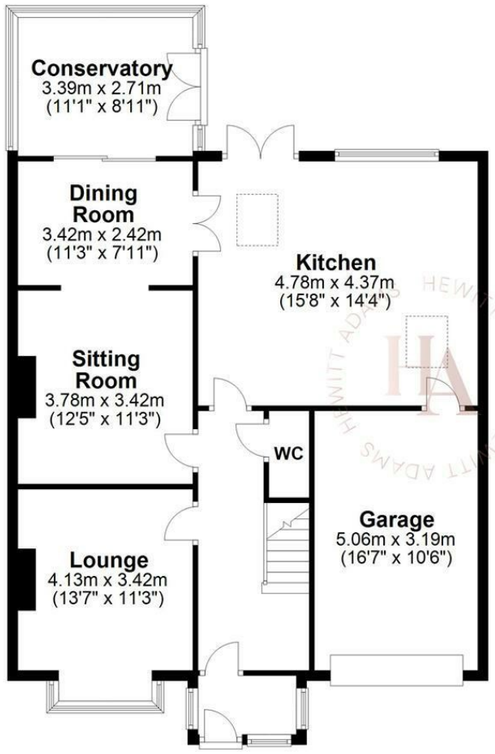
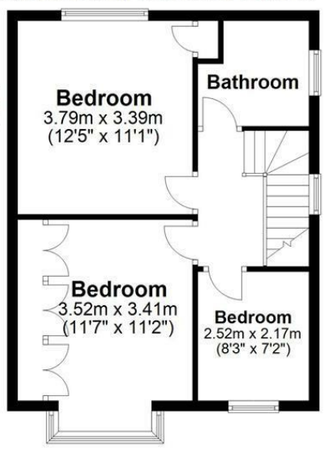
Ground Floor

Approx. 102.3 sq. metres (1101.3 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



Total area: approx. 145.5 sq. metres (1565.7 sq. feet)
For illustration purposes only - not to scale

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HEWITT ADAMS
ESTATE & LETTING AGENTS

Thingwall Drive, Irby, Wirral CH61 3XW

Offers Over £350,000

3 Bedroom | 3 Reception | 1 Bathroom

Three Bedroom Family Home - Extended - Open Plan Kitchen - South Facing Garden - No Chain!

Hewitt Adams is delighted to offer to the market with NO ONWARD CHAIN this THREE BEDROOM semi on the SOUGHT AFTER Thingwall Drive in Irby.

EXTENDED the property is in EXCELLENT CONDITION with an OPEN-PLAN kitchen diner, and an extended sitting / dining room.

Other SELLING POINTS include the SOUTH FACING GARDEN, DOWNSTAIRS W.C, the INTEGRAL GARAGE and the GARDEN ROOM.

In brief the accommodation affords; entrance hall, w.c, lounge, sitting room and dining room and a conservatory, modern kitchen diner. Upstairs there are three bedrooms and a family bathroom. With a large integral garage.

Externally there is a large driveway, and a generous SOUTHERLY FACING rear garden laid to patio and lawn. With a garden room that is ideal for working from home.

Sold with NO ONWARD CHAIN. Call Hewitt Adams on 0151 342 8200 to view.

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Front Entraance
Into;

Porch
Door into;

Hall
Staircase to first floor, radiator, power points

W.C
W.C, wash hand basin

Lounge
13'6" x 11'2" (4.13 x 3.42)
Double glazed window, radiator, power points

Sitting Room
12'4" x 11'2" (3.78 x 3.42)
Radiator, power points, fireplace, opens into;

Dining Area
7'11" x 11'2" (2.42 x 3.42)
Double glazed sliding door into the conservatory, radiator, power points, double doors into;

Kitchen
14'4" x 15'8" (4.37 x 4.78)
Stylish modern kitchen with wall and base units, wooden worktops surfaces, central island, integrated appliances, inset sink, velux windows, space for fridge freezer, door into integral garage

Conservatory
8'10" x 11'1" (2.70 x 3.39)

UPSTAIRS

Bedroom
12'5" x 11'1" (3.79 x 3.39)
Double glazed windows, radiator, power points, wardrobes

Bedroom
11'6" x 11'2" (3.52 x 3.41)
Double glazed windows, radiator, power points

Bedroom
8'3" x 7'1" (2.52 x 2.17)
Double glazed windows, radiator, power points

Bathroom
Modern bathroom comprising bath with shower above, low level W.C, wash hand basin, fully tiled, heated towel rail, double glazed window

EXTERNALLY
Externally there is a large driveway, and a generous SOUTHERLY FACING rear garden laid to patio and lawn. With a garden room that is ideal for working from home.

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