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HEWITT ADAMS
ESTATE & LETTING AGENTS

Irby Road, Wirral, CH61 6XF

Offers In The Region Of £475,000

3 Bedroom | 2 Reception | 1 Bathroom

THREE-BEDROOM DETACHED & EXTENDED BUNGALOW – SOUGHT-AFTER HESWALL LOCATION – LARGE REAR GARDEN – GARAGE & AMPLE PARKING

Hewitt Adams are delighted to offer to the market this THREE-BEDROOM DETACHED AND EXTENDED BUNGALOW, ideally situated on the sought-after Irby Road in Heswall.

Occupying a convenient position, the property is within easy walking distance of a local Sainsbury's and a range of nearby amenities, with a bus stop situated directly opposite, making this a particularly well-connected and practical location.

The bungalow has previously been extended and offers generous and versatile accommodation throughout. In brief, the accommodation comprises: entrance porch, lounge, spacious dining/living room, kitchen, THREE BEDROOMS, bathroom and conservatory.

Externally, the property benefits from generous off-road driveway parking leading to a GARAGE, with an additional WC positioned to the rear. To the back of the property is a LARGE REAR GARDEN, predominantly laid to lawn with a patio area, providing plenty of space for outdoor seating and entertaining.

A fantastic opportunity to acquire a spacious detached bungalow in a highly convenient Heswall location.

www.hewittadams.co.uk | A: 20 Pensby Road, Heswall, CH60 7RE | T: 0151 342 8200

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Front Entrance
Into;

Porch
Door into;

Hall
Radiator, power points

Lounge
18'4" x 14'9" (5.6 x 4.5)
Double glazed window, log-burmer stove, radiator, power points

Dining Room
11'9" x 17'0" (3.6 x 5.2)
Generous dining / living room that opens onto the conservatory. With radiator, power points. Door also into;

Kitchen
10'2" x 12'5" (3.1 x 3.8)
Wall and base units, inset sink, integrated appliances, double glazed window. door out the the rear garden

Bedroom
9'10" x 13'1" (3 x 4)
Double glazed window, radiator, power points, wardrobes

Bedroom
8'10" x 9'4" (2.7 x 2.87)
Double glazed window, radiator, power points

Bedroom
8'10" x 9'2" (2.7 x 2.8)
Double glazed window, radiator, power points

Bathroom
Comprising bath with shower above, low level W.C, wash hand basin, heated towel rail

Conservatory
10'2" x 12'9" (3.1 x 3.9)
Overlooking the rear garden. Comprising patio and lawn.

EXTERNALLY
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