



## Elm Road, Irby, Wirral CH61 3UP

£395,000

4 Bedroom 3 Reception 2 Bathroom

**\*\*Substantial Four Bedroom Semi - Large Corner Plot - Characterful Property - Sought After Irby Location\*\***

Hewitt Adams is delighted to offer to the market this FOUR BEDROOM, TWO BATHROOM semi-detached home on the POPULAR Elm Road in Irby, a short walk from the CENTRE OF THE VILLAGE.

Occupying a CORNER PLOT the house has a tremendous amount of outside space, and also has two DRIVEWAYS and a detached garage.

The property comes to the market as a well maintained, much-loved family home with huge potential for a new family to now move in and create their own memories! The house offers lots of unique and characterful features and has a lovely feel to it.

In brief the accommodation affords: entrance hall, lounge, conservatory, W.C, dining room, kitchen diner, sun-room. To the first floor there are three bedrooms and a bathroom. The loft extension provides a further bedroom with en-suite.

A large CORNER PLOT. Offering a front and rear driveway, detached garage and generous gardens with lawn, deck and patio elements. Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Hall

Staircase, radiator, power points, panelled walls

W.C

W.C

Lounge

11'9" x 14'9" (3.6 x 4.5)

Windows with stained glazing, fireplace, radiator, power points

Dining Room

11'9" x 13'5" (3.6 x 4.1)

Log-burner, power points, radiator, folding doors into the sun-room and archway into kitchen diner

Kitchen Diner

18'8" x 9'10" (5.7 x 3.00)

Wall and base units, inset sink, spaces for white goods, rear door, doors in the sun-room

Sun Room

25'11" x 9'2" (7.9 x 2.8)

Double glazed windows, overlooking the garden

Conservatory

Double glazed windows, radiator, power points

UPSTAIRS

Bedroom

11'9" x 14'9" (3.6 x 4.5)

Windows, radiator power points

Bedroom

12'9" x 11'9" (3.9 x 3.6)

Windows, radiator power points

Bedroom

7'10" x 7'6" (2.4 x 2.3)

Windows, radiator power points

Bathroom

Comprising bath, shower, low level W.C, wash basin, window

LOFT EXTENSION

Bedroom

19'4" x 9'2" (5.9 x 2.8)

Windows, radiator power points, velux windows, door into:

En-Suite

Shower, bidet, wash basin, W.C, window

EXTERNALLY

A large CORNER PLOT. Offering a front and rear driveway, detached garage and generous gardens with lawn, deck and patio elements.

