



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee of their operability or efficiency can be given.
Plan produced using PlanUp.

Laburnum Grove, Irby, Merseyside CH61 4UT

Offers Over £350,000

3 Bedroom
 2 Reception
 1 Bathroom

****Extended - Fully Renovated - High Specification Three Bedroom Detached Bungalow - Sought After Irby Location - No Chain****

Hewitt Adams is thrilled to offer to the market this EXCEPTIONAL three bedroom FULLY RENOVATED and EXTENDED Detached Bungalow located on Laburnum Grove in Irby, a short distance from the Village high street as well as local schools.

The property has undergone a FULL REFURBISHMENT which includes - a large rear extension that has almost DOUBLED THE FOOTPRINT and includes a WOW-FACTOR OPEN-PLAN KITCHEN & LIVING AREA, a new roof, new central heating system, full re-wire, new kitchen and bathroom, new flooring, full internal redecoration, a new driveway and comprehensive landscaping.

In brief the accommodation affords: entrance hall, three bedrooms, lounge, open plan kitchen and living / dining area, utility room, bathroom. Externally there is a tarmac front driveway and to the rear a large landscaped garden offering a timber decked area and generous lawned garden.

If you're looking for a high specification, NO ONWARD CHAIN bungalow a short walk from the Irby Village High Street and a property that you could move straight into without having to lift a finger - then this property comes highly recommended. Call Hewitt Adams today on 0151 342 8200 to book your viewing.

Front Entrance

New composite door into:

Hall

Doors into various rooms

Bedroom One

10'8" x 13'6" (3.27 x 4.12)

Double glazed box bay window to front aspect, radiator, power points

Bedroom Two

13'6" x 11'8" (4.13 x 3.58)

Double glazed window to side aspect, radiator, power points

Bedroom Three

10'4" x 10'1" (3.17 x 3.08)

Double glazed window to side aspect, radiator, power points

Lounge

10'11" x 18'11" (3.34 x 5.79)

Double glazed window to front aspect, radiator, power points, TV point

Bathroom

Stylish modern NEW suite comprising panel bath, walk-in shower, low level W.C, wash hand basin vanity unit, fully tiled, towel rail, Velux

Open Plan Kitchen Dining & Living Room

24'1" x 22'7" (7.35 x 6.9)

Impressive open-plan kitchen dining and living room with stylish integrated kitchen with central island, wall and base units, oak worktops, integrated fridge and freezer, integrated dishwasher, integrated induction hob, integrated ovens, velux windows x 3, bi-folding doors to garden, TV point, door into:

Utility Room

6'0" x 8'8" (1.83 x 2.65)

Base units, worktop surfaces, space and plumbing for a washing machine and dryer

EXTERNALLY

Front Aspect - Tarmacadam driveway affording parking for several cars.

Rear Aspect - Generous rear garden with timber decked area and a large lawned garden.

