

FOR SALE

£375,000

Brook Walk, Irby, Wirral. CH61



Extended Detached Family Home! Situated within a quiet cul-de-sac location within easy walking distance of the ever popular Irby Village is this larger than average modern detached property which has been extended by the current owners to provide three double bedrooms, one being significantly larger than your typical bedroom with an en-suite. To the ground floor there are two reception rooms, a conservatory plus a generous L shape kitchen and DSWC. Externally the property has a block paved frontage allowing off road parking for two/three vehicles. To the rear there is a well presented low maintenance garden with decking, artificial turf, stoned areas, timber storage shed and mature bushes, shrubs and trees. This latest addition to the local market offers a fantastic opportunity for anybody seeking well presented comfortable spacious living accommodation with excellent schools, all local amenities and beautiful walks on your doorstep. We recommend an early inspection of this lovely home so as not to miss out!

Ground Floor

Entrance Hall

Lounge

14' 9" x 10' 7" (4.50m x 3.23m)

Dining Room

10' 8" x 10' 3" (3.25m x 3.12m)

Conservatory

9' 6" x 7' 5" (2.90m x 2.26m)

Kitchen

28' 3" x 15' 2" (8.61m x 4.62m)

WC

5' 2" x 2' 11" (1.57m x 0.89m)

First Floor

Landing

Bedroom

22' 3" x 16' 1" (6.78m x 4.90m)

En-Suite

8' 2" x 6' 2" (2.49m x 1.88m)

Bedroom

14' 8" x 10' 8" (4.47m x 3.25m)

Bedroom

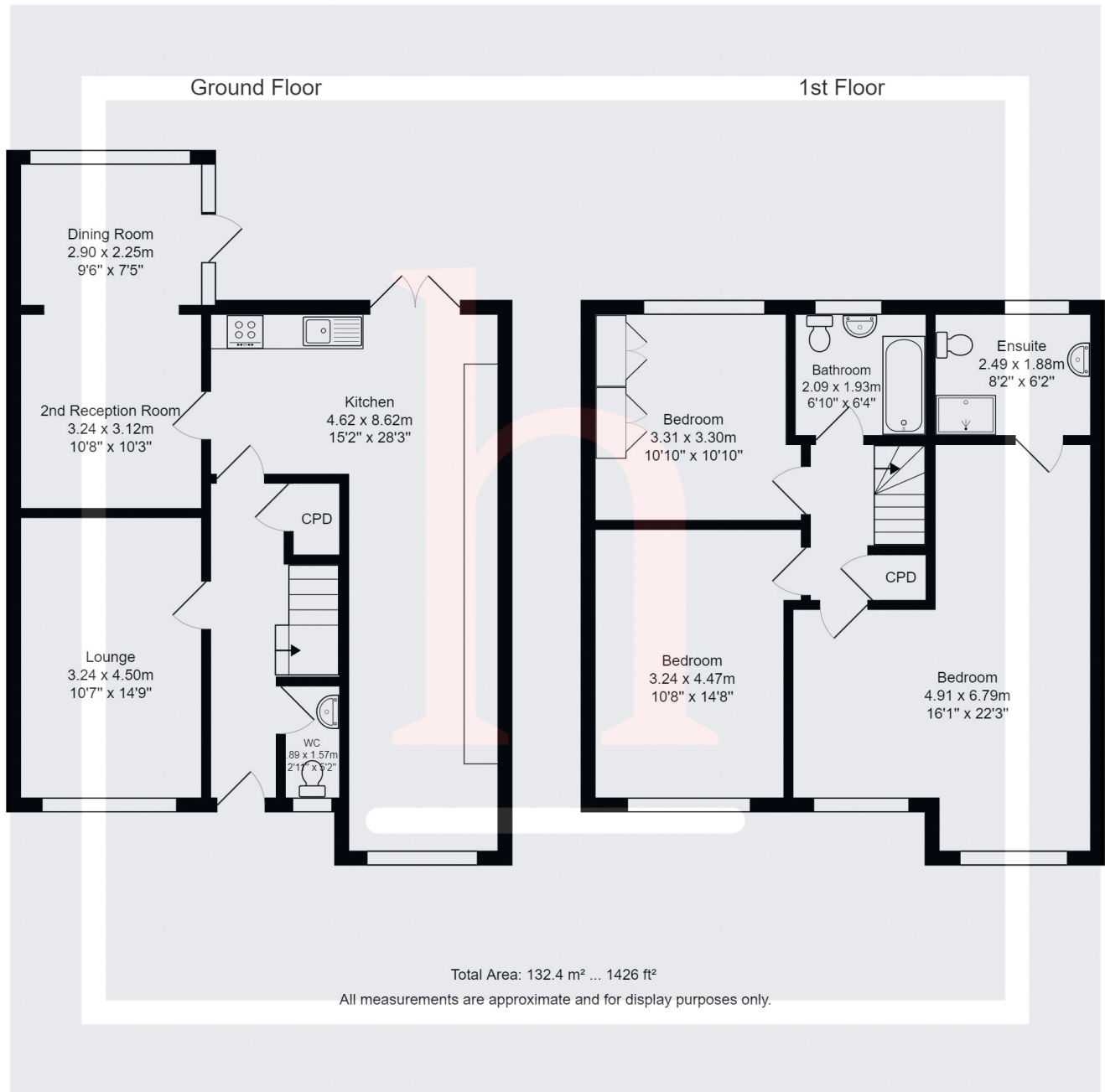
10' 10" x 10' 10" (3.30m x 3.30m)

Bathroom

6' 10" x 6' 4" (2.08m x 1.93m)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	