



Heathbank Avenue, Irby, CH61 4XD

welcome to

Heathbank Avenue, Wirral

Sold with no onward chain. A well-presented semi-detached two-bedroom bungalow with recent updates situated in a sought-after road in Irby. The bungalow has a homely feel throughout and a large garage/utility area, driveway and well-kept South-facing gardens to the rear.

Early viewing is essential!



Property Description

This excellent bungalow is accessed via a side entrance leading into an entrance hall with a useful meter cupboard which can be used for additional storage.

The spacious living room is a lovely main reception area with a large picture window to the front allowing plenty of natural light. This comfortable room provides the perfect setting to relax and spend your evenings.

Adjacent to the living room is a compact, yet practical, kitchen with fitted units and additional space for a fridge freezer.

To the rear of the bungalow are two well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes providing excellent built-in storage.

The property also features a shower room with a convenient walk-in shower.

Externally, there is a well-maintained front garden. A long driveway extends to the side of the property leading to a large garage at the rear. The garage is a unique valuable feature, benefitting from both electricity and water supply which makes it ideal for a utility/ storage area or recreational space.

The rear garden is a lovely feature of the property, Southerly-facing, with well-maintained lawn and attractive flower and shrub borders creating a pleasant and private outdoor space.

The property is offered for sale with no onward chain.

Early viewing is highly recommended.

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

Living Room

16' 4" x 10' 5" (4.98m x 3.17m)

Kitchen

7' 9" x 5' 1" (2.36m x 1.55m)

Bedroom One

13' x 8' 9" (3.96m x 2.67m)

Bedroom Two

9' 9" x 8' (2.97m x 2.44m)

Shower Room

6' x 5' (1.83m x 1.52m)



check out more properties at [jonesandchapman.co.uk](https://www.jonesandchapman.co.uk)



welcome to

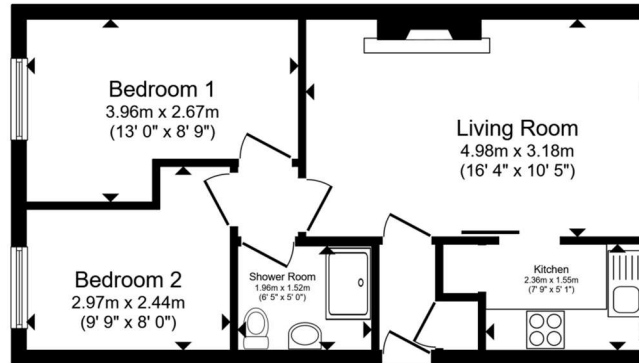
Heathbank Avenue, Wirral

- Semi-Detached Bungalow
- Two bedrooms and shower room
- Bright living room and fitted kitchen
- Beautiful gardens to front and rear
- Garage/utility area and driveway

Tenure: Freehold EPC Rating: C

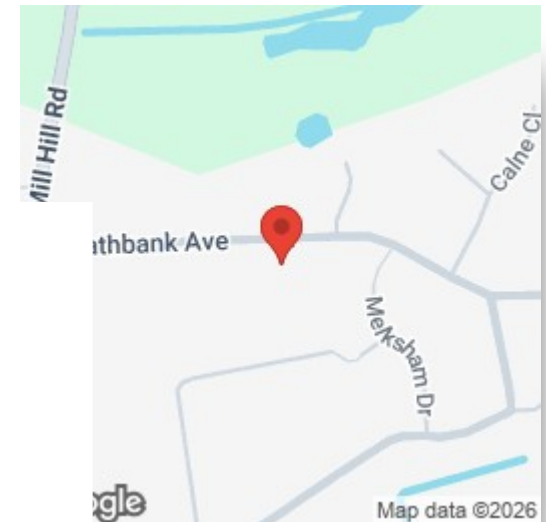
Council Tax Band: B

£225,000



Total floor area 43.6 m² (469 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A reader must note that the map information is not intended to be used for navigation purposes.

jones & chapman



Please note the marker reflects the postcode not the actual property

check out more properties at [jonesandchapman.co.uk](https://www.jonesandchapman.co.uk)



Property Ref:
GRE106204 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

jones & chapman



0151 677 9473



Greasby@jonesandchapman.co.uk



142 Greasby Road, Greasby, Merseyside, CH49 3NQ



[jonesandchapman.co.uk](https://www.jonesandchapman.co.uk)