

Explore the property...

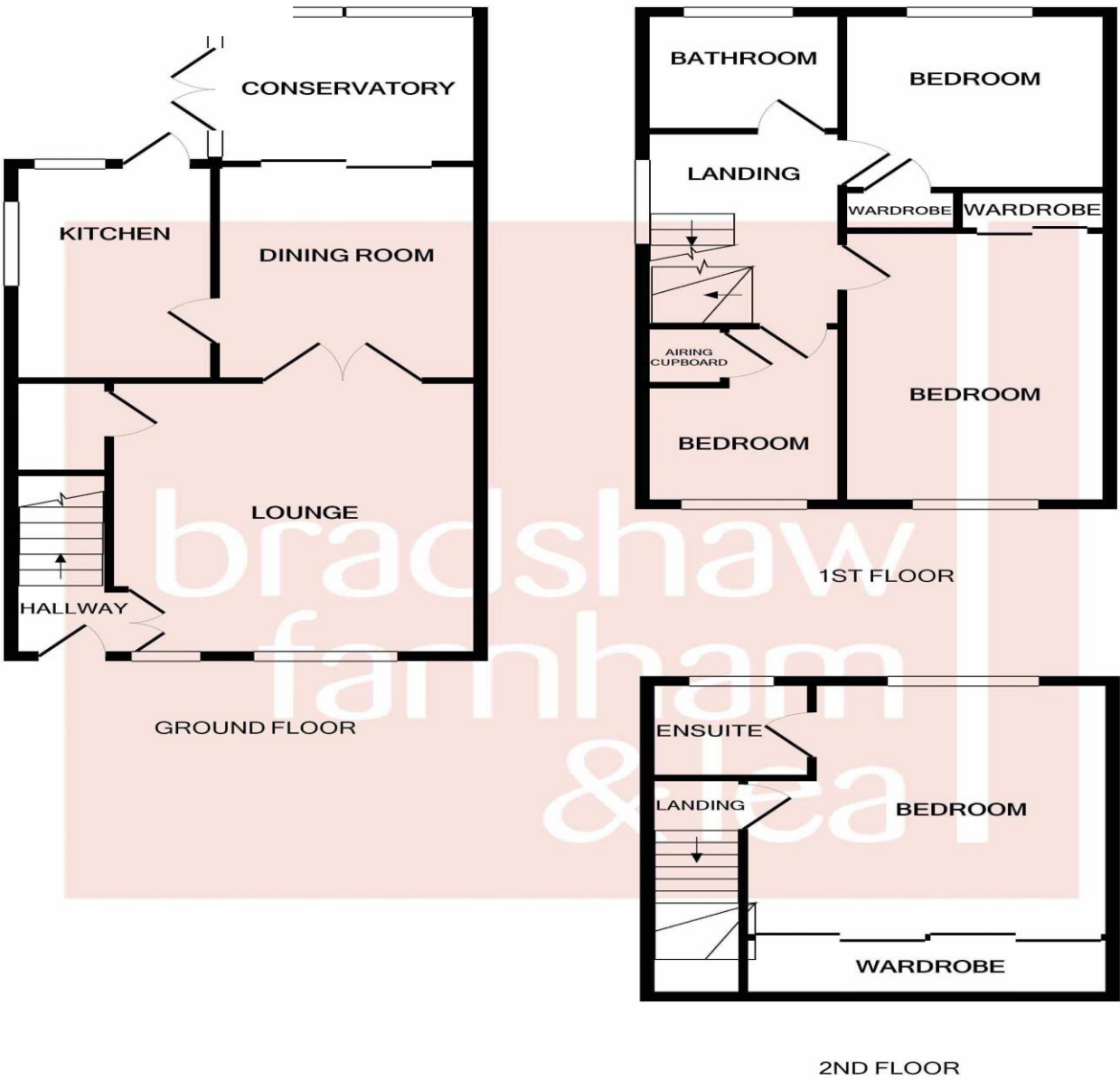
EPC & Floor Plans



25 Denning Drive, Irby
CH61 4YH

£275,000

bradshaw
farnham
& lea



Measurements are approximate. Not to scale. Illustrative purposes only
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Tenure: Freehold

The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

Contact Bradshaw Farnham & Lea - Heswall
Call - 0151 348 4488
Email - heswall@bflhomes.co.uk
Visit - 7 Pensby Road Heswall



- Deceptively Spacious Semi Detached Family Home
- Four Bedrooms, Bathroom and En Suite
- Lounge, Dining Room, Conservatory, Kitchen

- Off Road Parking, Detached Garage
- Low Maintenance Private Rear Garden
- No Onward Chain, Viewing Highly Recommended

www.bflhomes.com

About the property...

Bradshaw Farnham and Lea and delighted to showcase this fabulous semi detached home as the latest new instruction to the Irby property market. Including a fantastic fourth bedroom and en suite within a dormer loft conversion, overall the property offers deceptively spacious accommodation in brief comprises entrance hall, lounge, dining room, conservatory and kitchen to the ground floor. The first floor offers three bedrooms and bathroom with a second floor includes the generous main bedroom with en suite shower. Externally to the front there is a lawned garden and driveway for off road parking. To the rear there is a detached garage and a low maintenance private garden with decked seating areas. Benefitting from double glazing, central heating and no onward chain we recommend an internal inspection of this well presented home to fully appreciate everything it has to offer.

About the location...

From the agents office proceed along Pensby Road through to Pensby village, continue on past the shops on your left until you come to Whaley lane on your left hand side. Continue down Whaley lane then turn left into Thingwall road. Take the second right into Coombe road, then take the third left into Denning Drive and the property will be found on the left hand side.

