



BARRINGTON CADDICK
Estate Agents & Lettings Ltd

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5 Brook Walk

, Irby, CH61 4YN

£209,950



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Sat Nav :

For Satellite Navigation the postcode is : CH61 4YN

Accommodation Comprising :

A white lead light UPVC double glazed front door leading into the entrance hallway.

Entrance Hallway :

With a central heating radiator, recess cloaks and access door into the front lounge.

Front Lounge :

10'3" x 18'1" (3.12 x 5.51)

This is a lovely large, spacious and bright lounge, with a white UPVC double glazed bay window overlooking the front garden, attractive fire surround with mounted fire, tiled inset, two central heating radiators and matching half glazed internal doors into the kitchen and inner hallway.

Kitchen :

7'3" x 11'6" (2.21 x 3.51)

A stylish integrated kitchen, offering a stainless steel sink unit with single drainer and chrome mixer taps. With a range of attractive wall and base units, fitted cabinets and glazed display unit, complimented with work top surfaces, integrated gas 4 ring hob, oven and concealed extractor above. Also benefitting from a wall mounted Worcester gas central heating boiler, plumbing for a washing machine, decorated with ceramic tiled walls and floor, white UPVC double glazed picture window, matching double glazed door to the side of the bungalow and central heating radiator.

Inner Hallway :

Offering matching half glazed interior doors, recess cupboard and loft access.

Rear Bedroom 1 :

8'9" x 11'9" (2.67 x 3.58)

A very comfortable bedroom, enjoying a range of quality wardrobes with open shelves and hanging rails, matching bedside units, single panelled radiator and white UPVC double glazed picture window overlooking the rear garden.

Rear Bedroom 2 :

8'7" x 9'3" (2.62 x 2.82)

Either a second bedroom or even a dining room as presently used, this bright room offers white UPVC double glazed french doors into the rear garden and single panelled radiator.

Combined Bathroom :

A modern styled bathroom, with a low level WC, ceramic pedestal wash hand basin with matching panelled bath, electric Triton shower, folding shower screen, ceramic tiled walls, double panelled radiator and white UPVC double glazed picture window.

Outside :

The open plan lawn is easy to maintain, with a mature tree and a large paved driveway giving excellent off road parking for 2 vehicles.

The side wooden gate leads onto the side of the bungalow which is also paved, with an outside cold water tap and access into the rear garden.

Rear Garden :

A large sunny garden perfect for a keen gardener. The

shaped lawn is screened with concrete post wood panelled fences, borders stocked with flowering shrubs, paved patio and two garden sheds.

Council Tax :

2022-2023 Council Tax Band 'B' - £1,596.45

Note :

Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.



Road Map



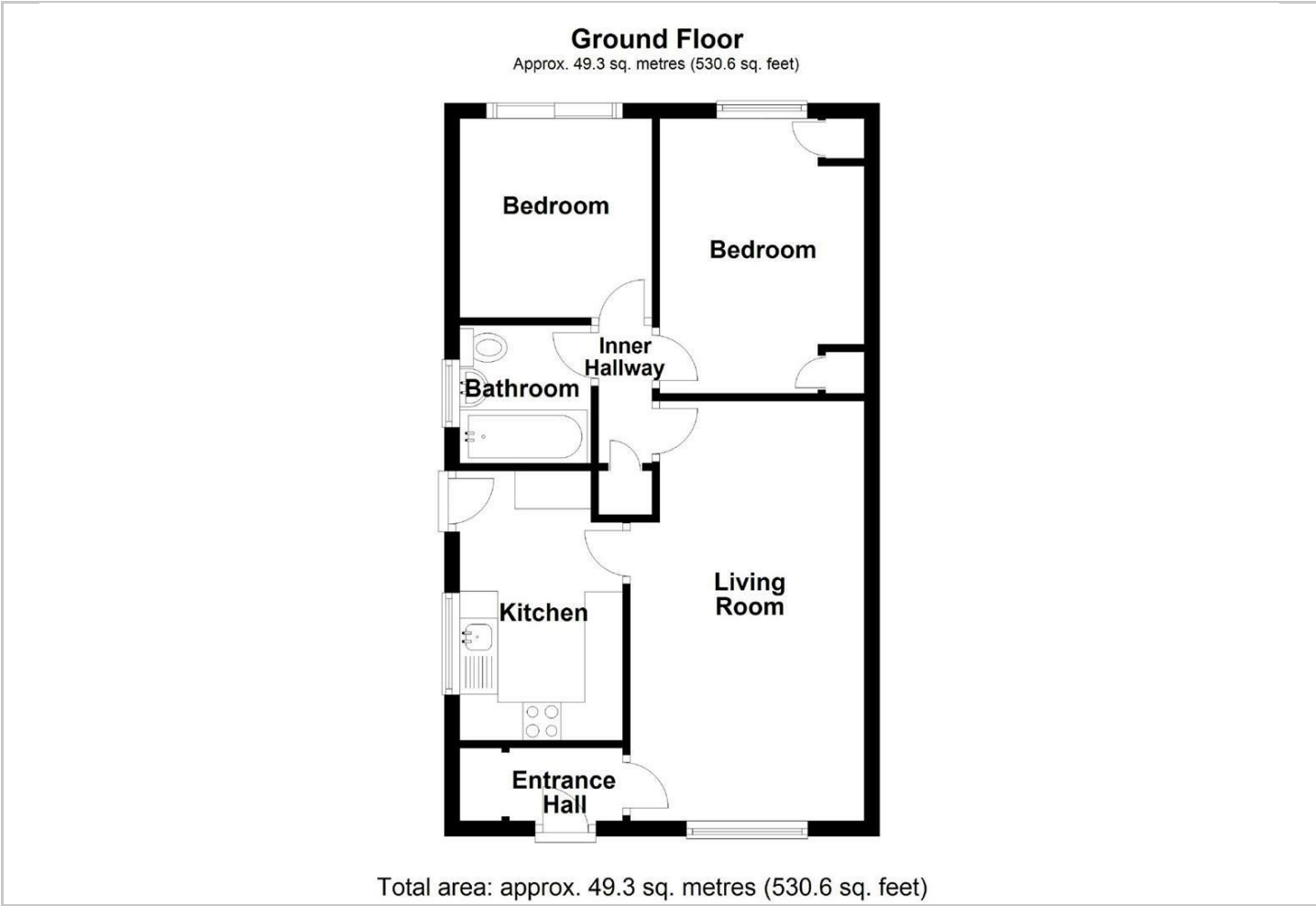
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Prenton Office on 0151 608 0066 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

