

Backford Road, Wirral, CH61 2XH

£425,000

Council Tax Band: D





Picture yourself (as I once did) being able to live in Irby Village with all of its charm, local beauty spots and amenities. Also picture yourself being able to move into a bungalow but with the added benefit of a converted loft space with views across to North Wales. Now think of being able to move into a property that is ripe to be taken on its next journey, with the potential for you to do as much or as little as you want, to make it suit your lifestyle perfectly.

If these are your thoughts as you search for your next home, then this is the property for you.

In need of a little renovation to bring it up to modern standards but with nothing that can't be lived with to suit your timescales, this is sure to appeal to a wide range of home seekers.

Beautiful parquet flooring in the hall and lounge lead you through to the additions of a sunny conservatory overlooking one of the gardens, plus an additional sunroom towards the rear garden.

A massive garage that can be utilised in any number of ways, not least to park your car, but also as a workshop or convert it to a family room.

Two similar sized double bedrooms occupy the front of the property with the addition of a space saving stairway leading to the loft room.

This has been used as an additional bedroom and office space to make the most of the views over to North Wales. If I was to take up this property, the loft space is where I would focus my time and energy, creating an amazing master suite.

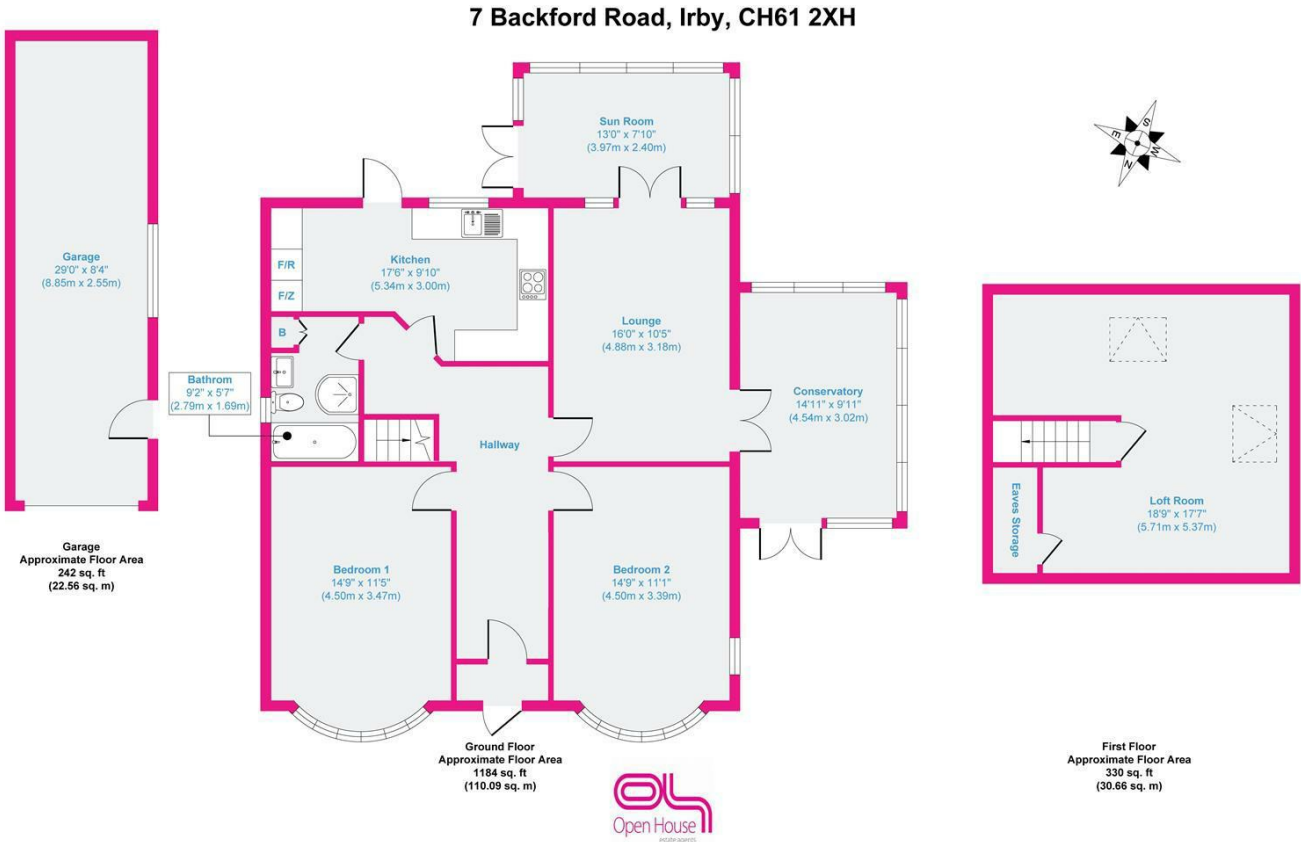
A great sized kitchen and a bathroom that has been converted to a part wet room, complete the rooms available in this substantial property with gas central heating throughout. Flexible living is the order of the day here and the new owners will be able to configure the spaces to suit their family's needs.

The front driveway is block paved, providing ample space for off road parking for several cars.

With excellent Primary and Secondary schools close by, this property is sure to be popular. Why not make it your next home?



Open House West Wirral



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

Approx. Gross Internal Floor Area 1756 sq. ft / 163.31 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property