

Mill Hill Road, Irby, CH61 4XA

£450,000

Council Tax Band: D

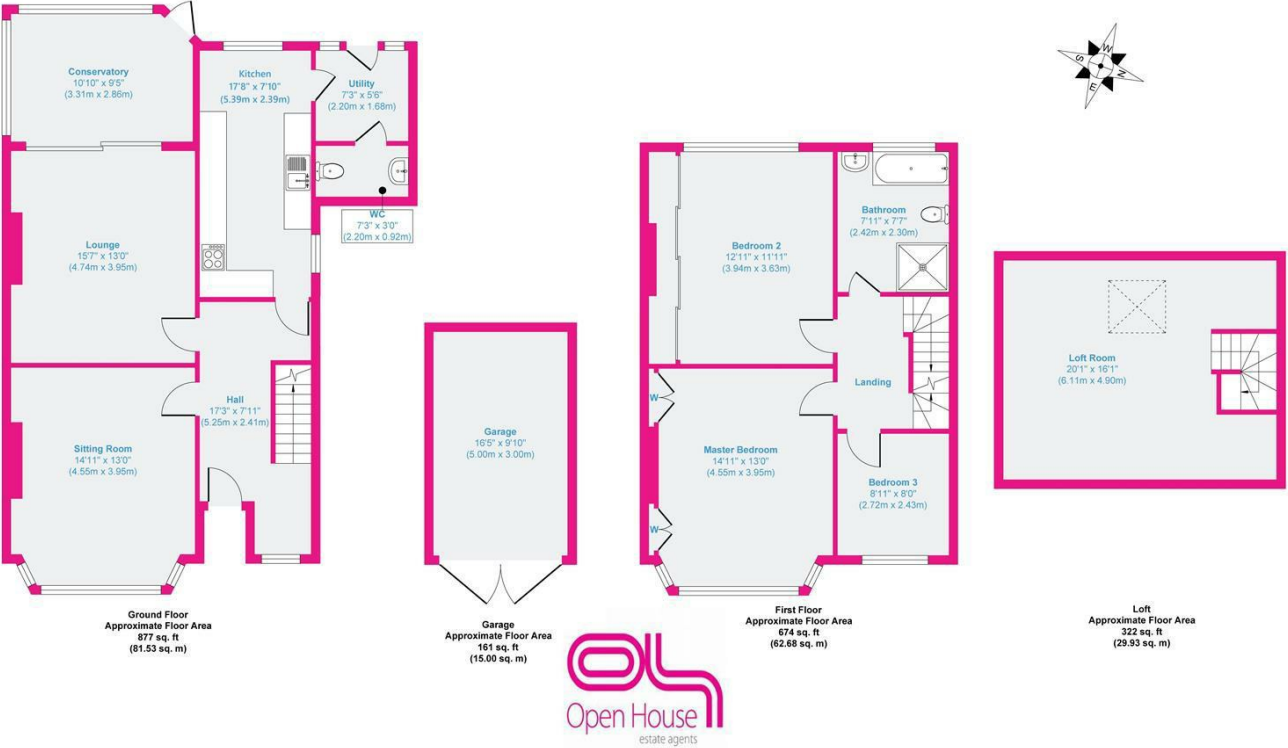


With a handsome façade, great sized rooms throughout and a rear garden that goes on and on, this property will become the family home of your dreams. Perfect for the growing family, this property is ready to be taken on and brought up to date. Set on one of the most popular roads in the equally popular Irby Village, this house has been enjoyed as a family home for many years and is waiting for its next chapter. In need of some updating, but nothing that can't be managed over time, you will have a magnificent property to enjoy for many years to come. You will come home and park your cars on the extensive drive, enter through the composite front door to the wide hallway with its waxed, parquet flooring. The sitting room is large enough for the biggest family sofa and with a brick-built fireplace, this is a great room for relaxing, but equally to house the largest family gathering. The rear lounge is another great size and could be used as a dining room, alternate sitting room or any other way you wish. It opens, via sliding doors, into the conservatory which has been updated to have a solid roof, making this an enjoyable, year-round room with access to the rear garden. The kitchen has a range of wall and floor cupboards in a dark oak style with laminate worktop and tiled splashback. Access through the kitchen takes you to a utility space and very handy downstairs WC. Upstairs is where you will find the three bedrooms, two with built in storage that would require minimal updating. The bathroom is of an age, but perfectly serviceable until you feel the need to update it. The loft space has been converted for use however you see fit - storage, office space, playroom. The rear southwest garden is made up mostly of lawn with mature borders, trees and patio area, there is an almost secret garden area at the rear, perfect for kid's adventures. With all of the delights of Irby Village, just a short stroll away, this is sure to be a very popular property, so don't miss out!



Open House West Wirral

77 Mill Hill Road, Irby, Wirral, CH61 4XA



Approx. Gross Internal Floor Area 2034 sq. ft / 189.14 sq. m (Including Garage)
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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