

Frome Close, Wirral, CH61 4YD

£465,000

Council Tax Band: D



Set in a quiet cul de sac, this detached home offers the peacefulness that we all want but with all of the modern amenities that you could desire. With four bedrooms, this property will appeal to the growing family or for those that just want the flexibility of additional rooms for home working/study.

Extended to create a spacious and modern kitchen diner which overlooks the private south facing rear garden. All modern appliances have been added and tucked away where practical. There is a built-in dining area, making the most of the space and yet still room for a relaxing zone with a large sofa. With Velux windows and French doors, this forms the heart of the home and is a must for modern family life.

With all open plan builds it is important that you can also have a chill out space where you can close the door to the rest of the family. The front lounge offers this sanctuary and can house the largest of family sofas.

The master bedroom, has the benefit of an ensuite shower room with WC and basin, plus an array of built-in wardrobes. Bedrooms 2 and 3 also feature built-in wardrobes, helping your teens to keep tidy. The final bedroom is large enough for a double bed but could equally be used as an office, or occasional guest room with a sofa bed.

The family bathroom features a three-piece suite, fully tiled in a practical yet modern style.

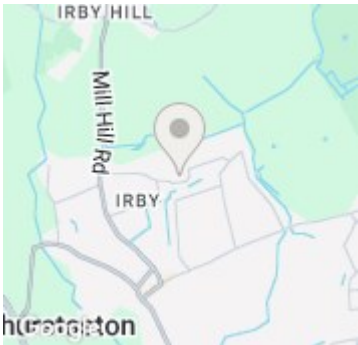
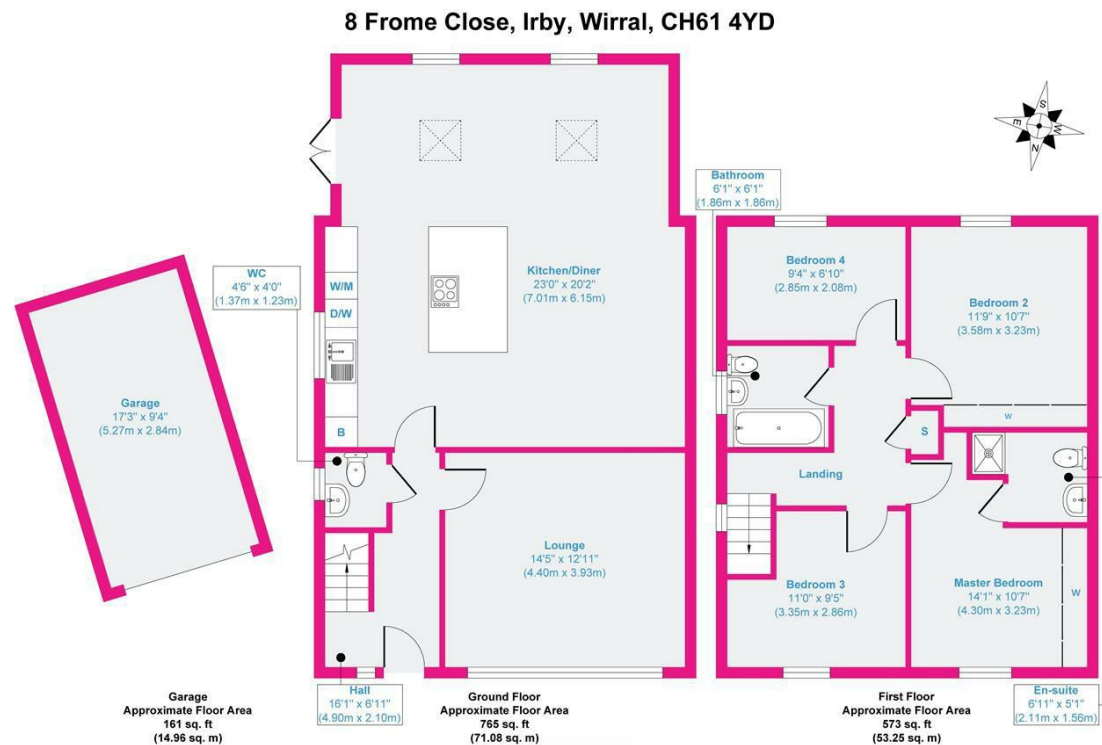
The south facing garden is as maintenance free as it gets, with astro turf laid to the lawned area plus built in Pizza Oven, patio area and a handy tool shed. There is also a large, detached garage for your car or more likely, your other household detritus.

Double glazed throughout, this home is ready for you to simply move in and start enjoying.

Situated in the popular area of Irby Village, offering a mix of village charm, access to the coast, and proximity to Liverpool and the M53. With parks, woods, the local cricket club plus brilliant local primary schools, Irby is the perfect choice for families of all sizes.



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 1499 sq. ft / 139.29 sq. m (Including Garage)

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

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