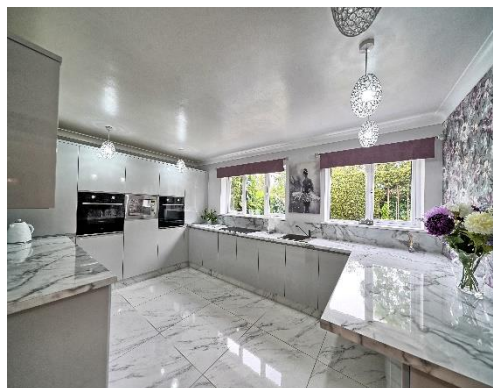




Thingwall Road East, Irby, Wirral CH61 3UZ

- Attractive and Substantial Four Double Bedroom Detached Property
- Stylish Living Accommodation Appointed to an Exceptional Standard
- Impressive Master Suite Complete with Dressing Room and En Suite
- Ample Off Road Parking, Double Garage and Extensive Rear Garden
- Situated in the Highly Sought After Residential Area of Irby
- Hall, Three Reception Rooms, Dining Room, Kitchen, Utility and W.C
- Three Double Bedrooms, Second En Suite, Dressing Room and Bathroom
- Closer Inspection Essential to Appreciate this Superb Home in Full



Offers Over £800,000





















Description

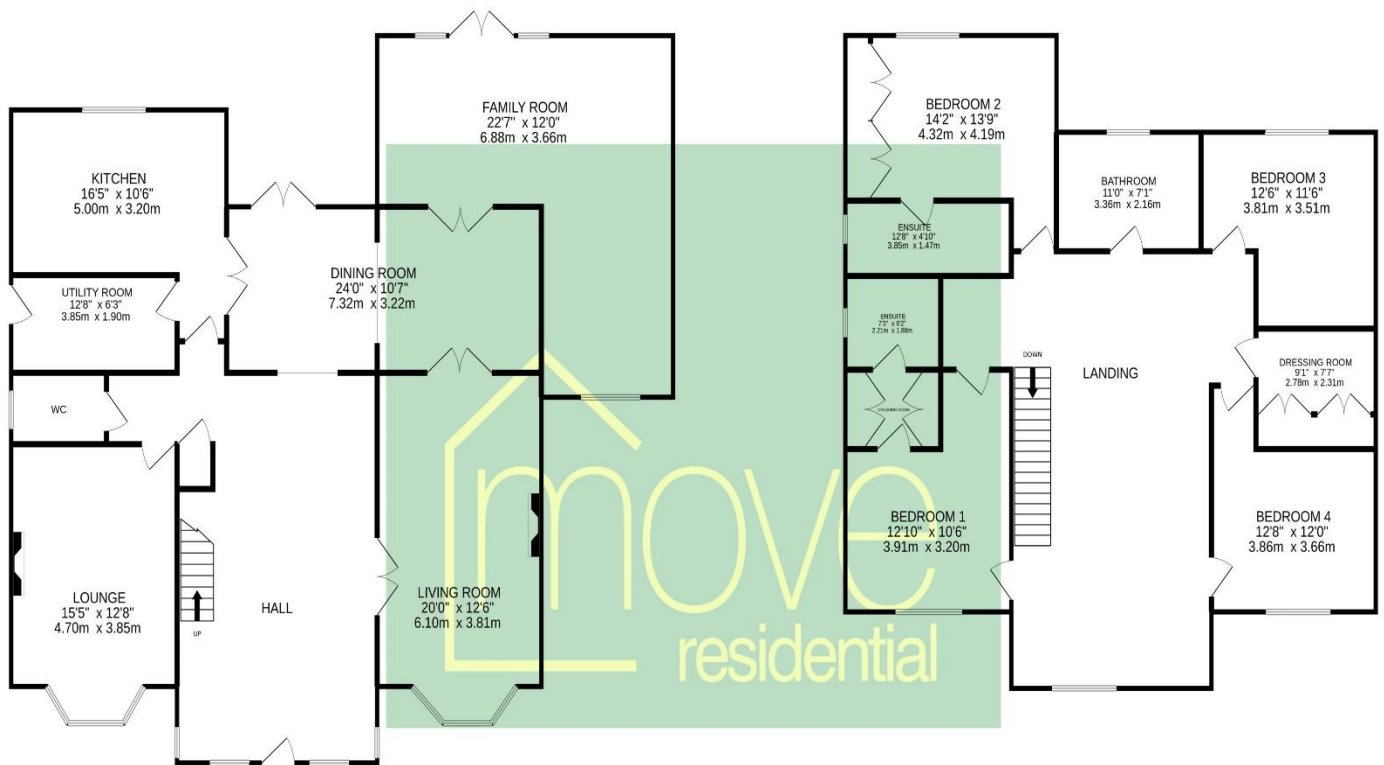
Move Residential are thrilled to showcase for sale this attractive four double bedroom property situated in the popular residential area of Irby. This stunning family home offers spacious accommodation and a stylish interior that has been completed to a superior specification. In brief this sumptuous accommodation comprises an impressive entrance hallway, spacious bay fronted lounge, second bay fronted lounge with double doors leading to dining room, family room, modern fitted kitchen, downstairs W.C and utility room. To the first floor you have an impressive master suite with en suite and dressing room, three further sizeable double bedrooms, second en suite, separate dressing/study room and a beautifully fitted family bathroom.

This property further benefits from an extensive block paved driveway offering ample off road parking and a separate double garage. Encapsulating this property perfectly are the stunning landscaped front and rear gardens, with lawn and patio areas, ideal for entertaining and relaxing in. Situated within easy reach of local amenities, transport links and falling within the catchment area for highly acclaimed schools for all age groups. A closer inspection of this property is highly recommended to appreciate the scale and elegance of this home

Floor Plan

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 3204 sq.ft. (297.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.