



Woodside Road, Irby, Wirral CH61 4UL

- Spacious Two/Three Bedroom Semi Detached Bungalow
- Well Maintained and Versatile Living Accommodation
- Two/Three Sizeable Bedrooms and a Three Piece Bathroom
- Generous Rear Garden Mainly Laid to Lawn with Patio Area
- Offered to the Sales Market with No Onward Chain
- Hallway, Two/Three Reception Rooms, Kitchen and Utility Room
- Off Road Parking, Garage/Lean To/Storage or Workshop
- Close to Amenities and Transport Links - Viewing Advised



Offers in Excess of £240,000













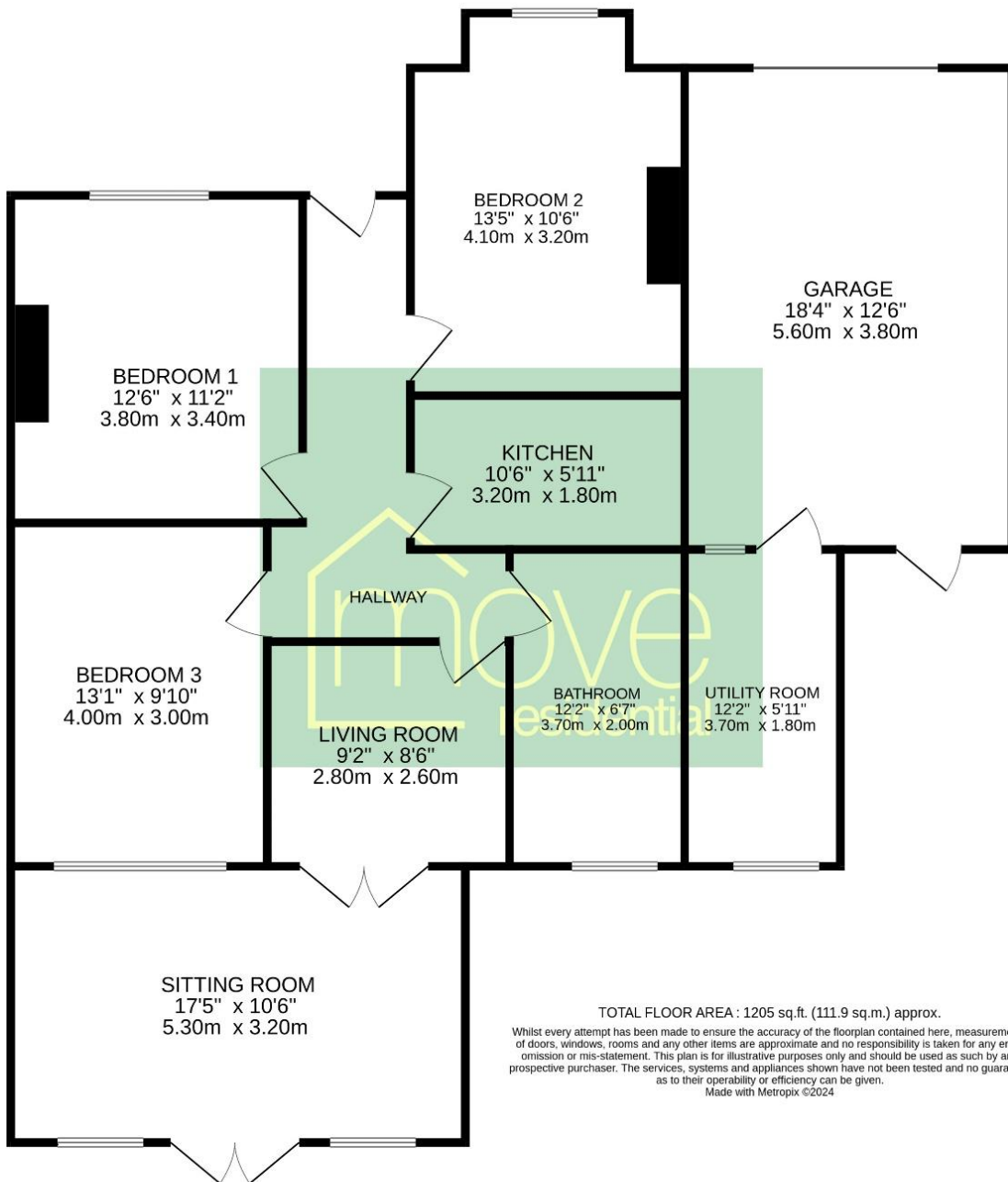


Description

Spacious and versatile, Move Residential are delighted to offer to the sales market with no onward chain this impressive two/three bedroom semi detached bungalow. Well maintained the accommodation briefly comprises a hallway, living room leading to a sitting room with doors opening to the delightful rear garden, well fitted kitchen and utility room. Three sizeable bedrooms, one of which could be a third reception room if required and a three piece bathroom. Further benefiting from off road parking, and garage doors leading to a lean to workshop/storage. To the rear of the property you have a generous sized beautifully manicured rear garden, with sweeping lawn, patio area and mature planting borders. Situated in the popular residential area of Irby within easy reach of amenities and transport links. A closer inspection is strongly recommended to appreciate this home in full.

Floorplan

GROUND FLOOR
1205 sq.ft. (111.9 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (111.9 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 | | 86 B |
| 69-80 | C | 69 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.