



Exmoor Close, Irby, Wirral CH61 9QN

- Impressive Extended Three Bedroom Semi Detached Property
- Hall, W.C, Utility, Front Lounge and Open Plan Living Kitchen Diner
- Driveway, Triple Glazing and Gas Central Heating Throughout
- Sought After Area of Irby, Close to Amenities and Excellent Schools
- Immaculately Presented with a Modern Open Plan Layout
- Two Double Bedrooms, Third Bedroom and Family Bathroom
- Landscaped Rear Garden with Patio, Lawn and Children's Play Area
- Viewing Strongly Recommended to Appreciate this Home in Full



£285,000















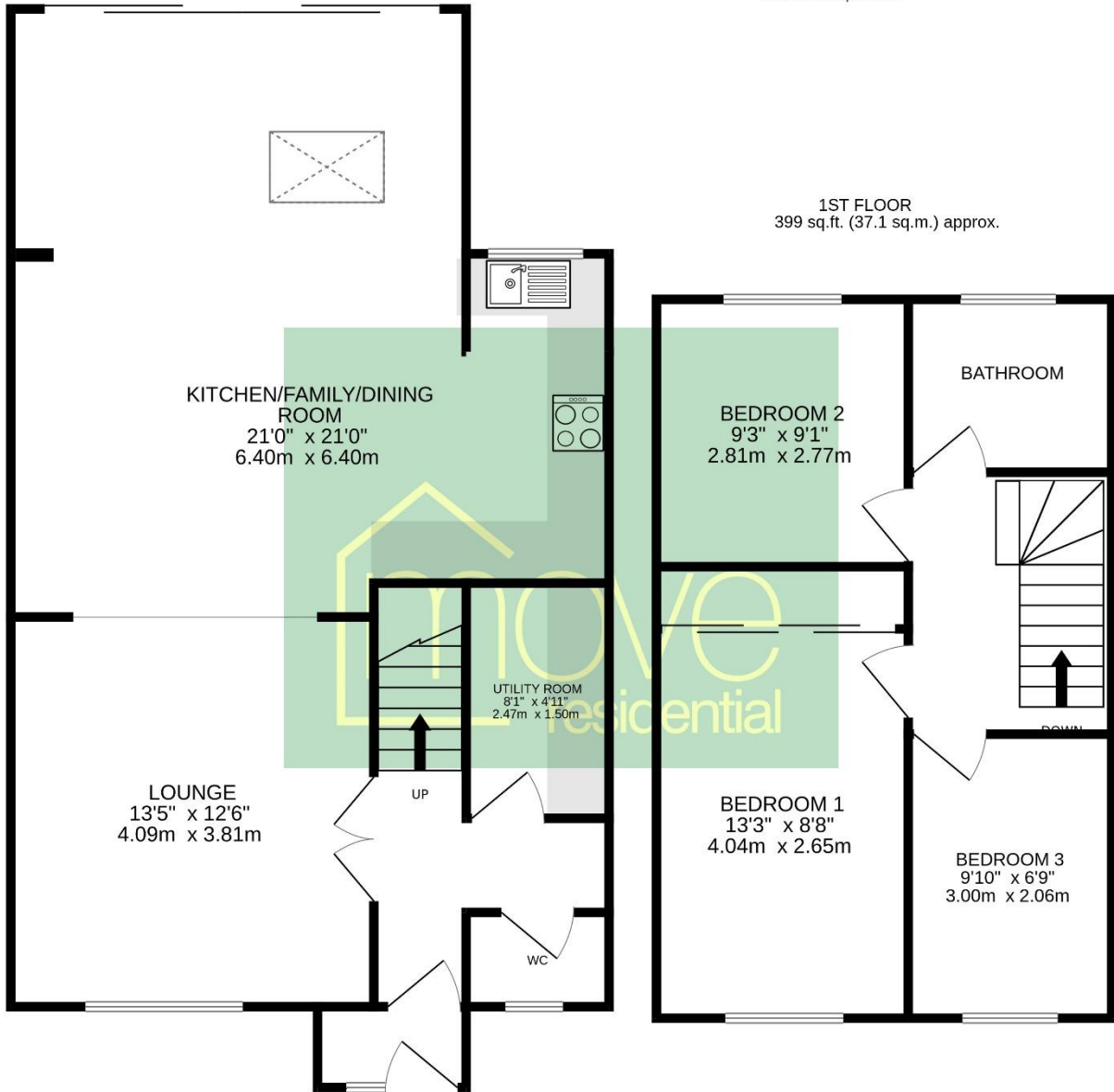
Description

Extended and immaculately presented, Move Residential are delighted to be the agent of choice to showcase this impressive three bedroom semi detached family home. Enjoying a modern open plan layout, appointed with a contemporary décor throughout and flooded with natural light. In brief you have a porch, hallway, downstairs W.C and utility room. To the front of the property you have a spacious lounge and to the rear you have an impressive open plan living kitchen diner, with bespoke fitted kitchen, dining area and lounge with bi-fold doors opening to the delightful rear garden. To the first floor you have the master bedroom with fitted wardrobes, second double bedroom, third bedroom and a family bathroom. The property further benefits from triple glazing, gas central heating, off road parking and a beautifully landscaped enclosed rear garden perfect for entertaining or relaxing. A closer inspection is strongly recommended to appreciate this home in full.

GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.

TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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	76 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.