



Melksham Drive, Irby, Wirral CH61 4YE

- Traditional Three Bedroom Semi Detached Property
- Hallway, Through Lounge Diner and a Fitted Kitchen
- Converted Detached Garage to a Home Office and Storage
- Driveway Providing Parking and Lawned Front Garden
- Well Appointed and Maintained Living Accommodation
- Two Double Bedrooms, third Bedroom and Bathroom
- Enclosed Rear Garden with Patio and Lawned Areas
- Sought after Area of Irby - Viewing Strongly Recommended



Offers Over £240,000















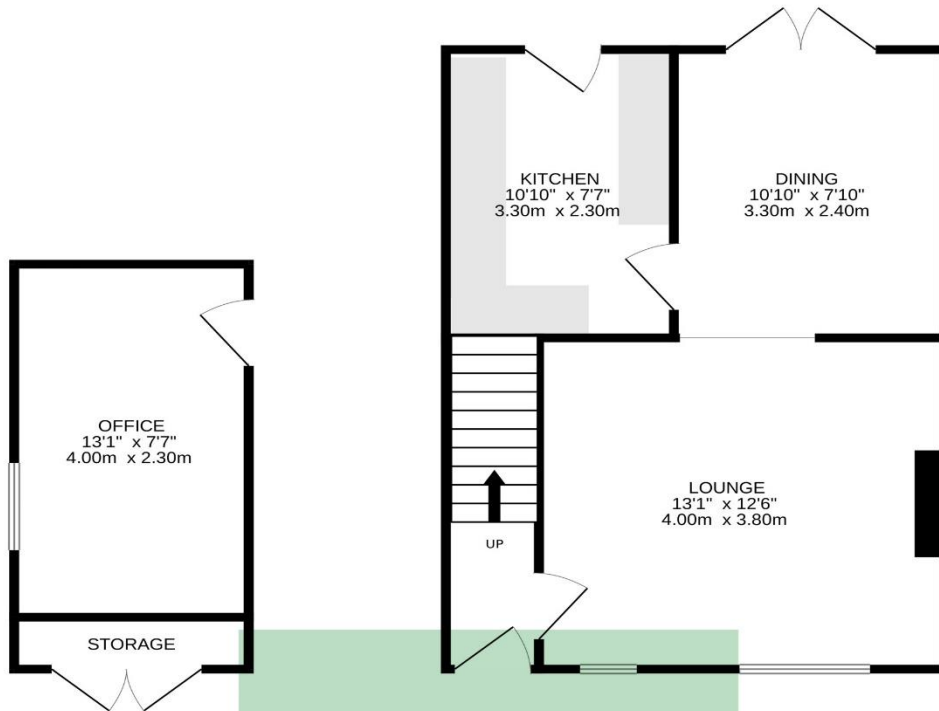
Description

New to the market Move Residential are delighted to present this traditional three bedroom semi detached property located in the highly popular area of Irby. Well appointed and maintained in brief you have a hallway, lounge diner with patio door opening to the rear garden and well fitted kitchen. To the first floor you have two double bedrooms, third bedroom and family bathroom. Externally you have off road parking and a converted garage for storage and an insulated home office with power and light. Completing this home perfectly is the enclosed rear garden. Irby is a popular residential area with a wealth of amenities, excellent transport links and highly regarded schools for all age groups. A closer inspection is strongly recommended.

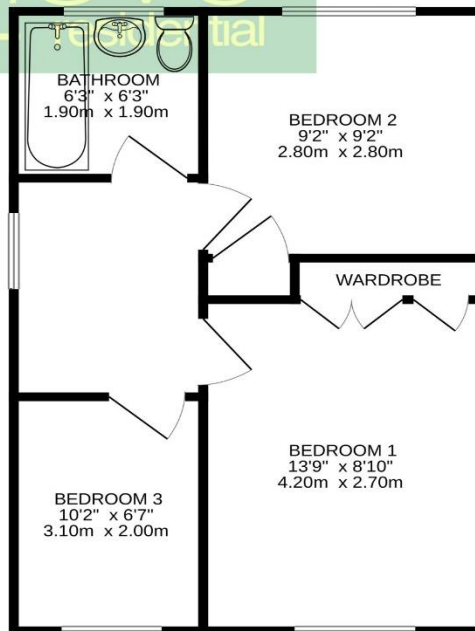
Additional Information

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.

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 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		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		