



Sandy Lane, Irby, Wirral CH61 0HD

- Attractive Four Bedroom Detached Residence
- Immaculately Presented Living Accommodation
- Two Ground Floor Bedrooms and New Room/Utility
- Gated Access to Ample Parking and Detached Garage
- Generous Sized Plot in Prime Location of Irby
- Hallway, Lounge and Impressive Kitchen Diner
- Two First Floor Bedrooms, En-suite and Bathroom
- Beautifully Landscaped Gardens and Summer House/Bar



Offers Over £580,000





















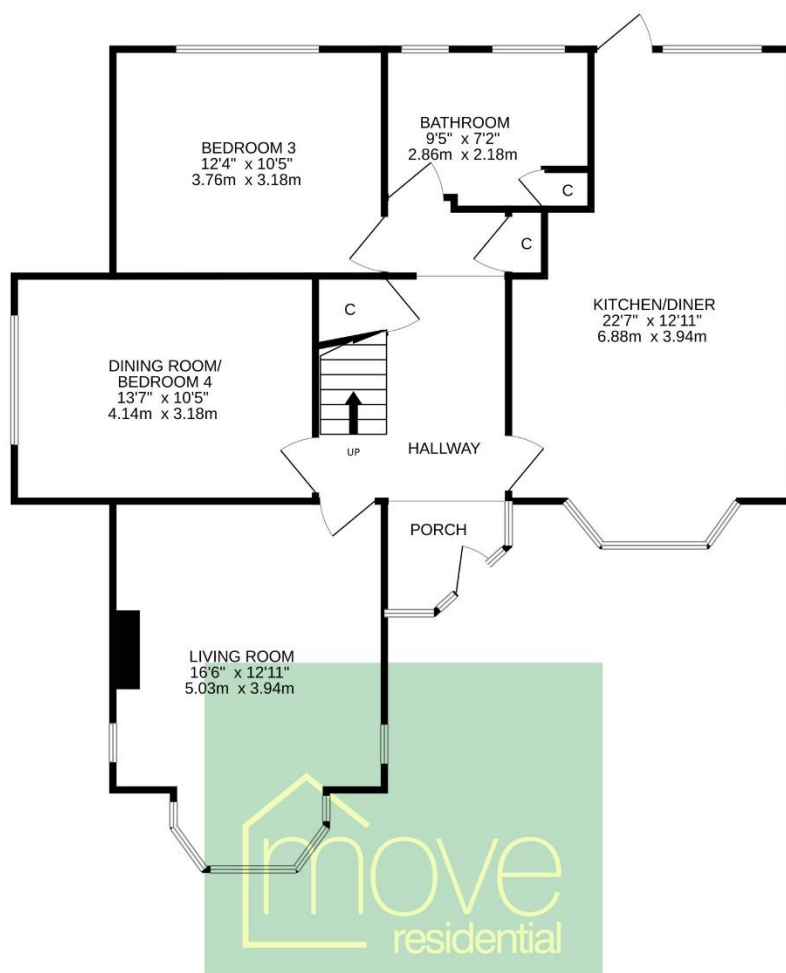




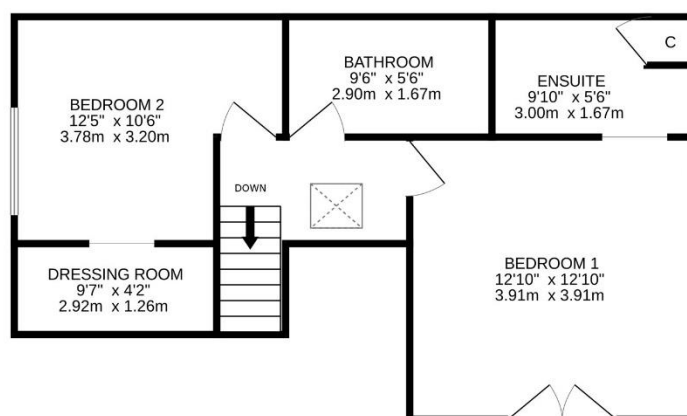




GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1371 sq.ft. (127.4 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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Description

Attractive and spacious four bedroom detached residence occupying a generous sized plot in the prime location of Irby is presented to the sales market by Move Residential. Immaculately presented throughout this superb home spans over 1,300 square foot of well appointed living space which must be viewed to be appreciated in full.

In brief this stunning home comprises a porch, entrance hallway with Parquet flooring and a generous sized lounge with gas living flame remote controlled fireplace. At the heart of this home you have bespoke open plan kitchen diner, with underfloor heating, well fitted kitchen comprising a comprehensive range of wall and base units and integrated appliances. The ground floor further benefits from two double bedrooms and a newly fitted shower room/utility room providing a useful space. To the first floor you have a magnificent master bedroom, with high vaulted ceiling and Juliette balcony enjoying superb views over the gardens, there is also a modern en suite shower room with remote controlled Mira shower. Bedroom two is also generous in size and boasts a dressing room, completing the first floor is a contemporary bathroom suite with free standing bath.

Externally this property benefits from ample off road parking and a detached garage. Completing this home perfectly are the beautifully manicured gardens, landscaped with sweeping lawn, various patio areas and mature planting beds. You also have a summer house currently housing a hot tub and bar with lighting, power and USB charging sockets. Further benefiting from security sensor lighting and CCTV to the exterior of the property.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 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.