



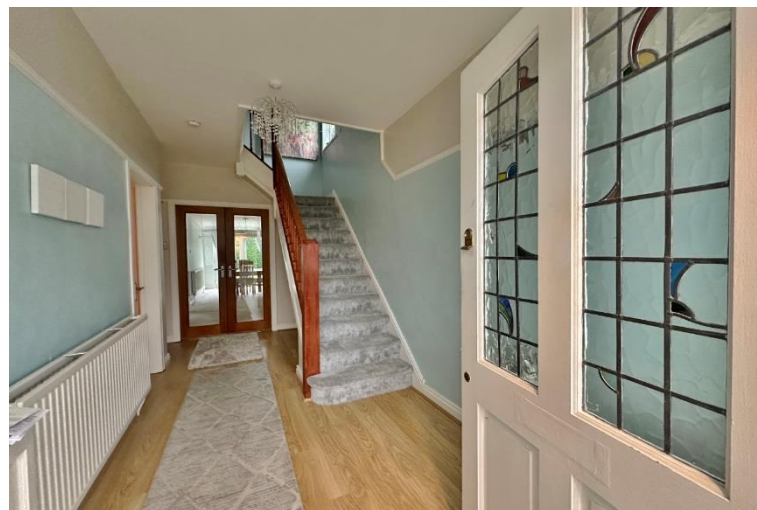
## Thurstaston Road, Irby, Wirral CH61 0HA

- Extended Three Bedroom Semi Detached Family Residence
- Well Planned and Appointed with a Neutral Decor Throughout
- Sitting Room, Conservatory, Dining Room and Large Kitchen
- Ample Off Road Parking and Oversized Integral Garage
- Spacious Accommodation Spanning Over 1700 Square Foot
- Hallway, Downstairs W.C and a Bay Fronted Reception Room
- Two Double Bedrooms, Third Bedroom and Four Piece Bathroom
- Well Maintained Enclosed Rear Garden with Patio and Lawn



Offers Over £400,000

































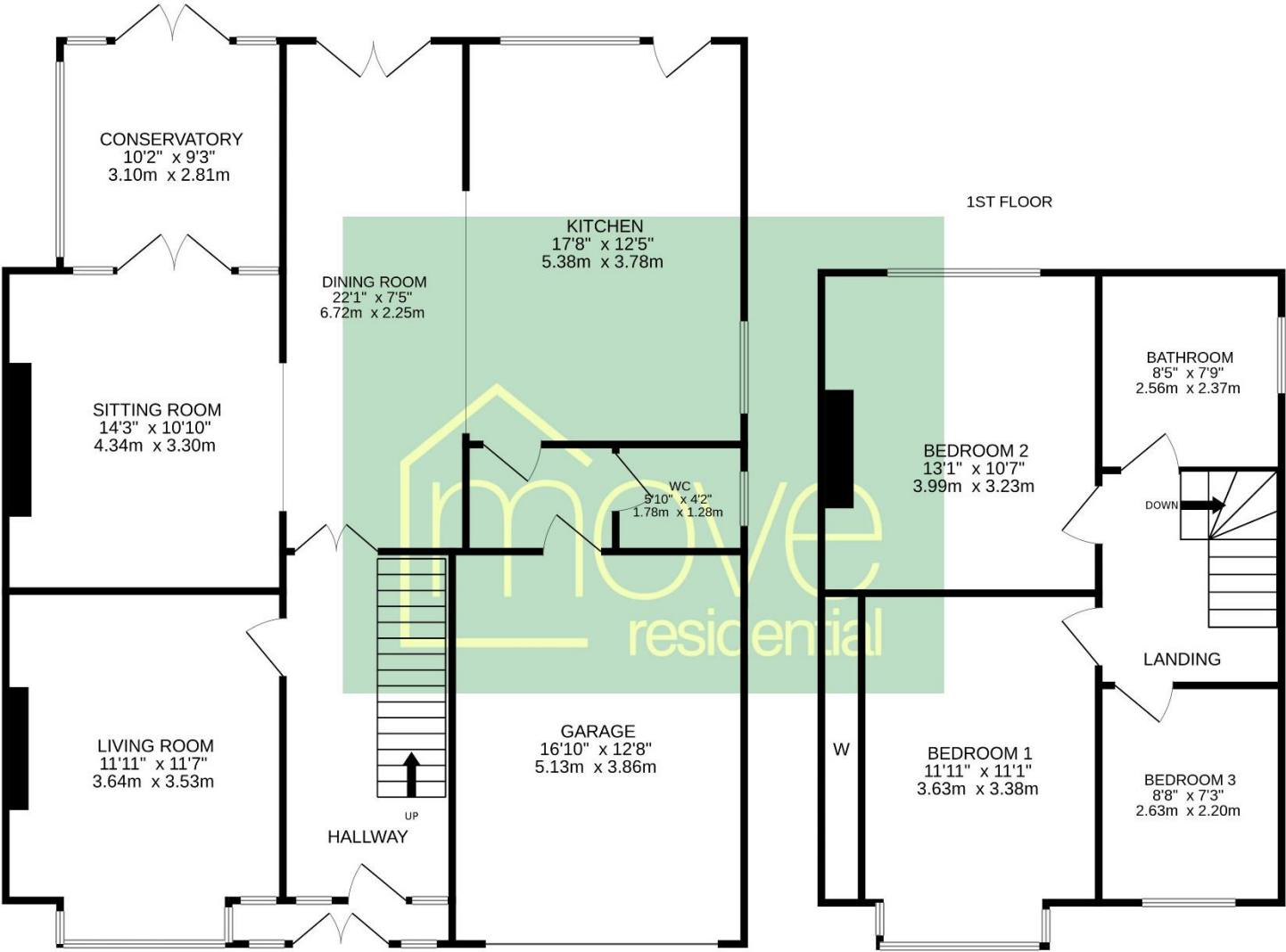
Floor Plan

TOTAL FLOOR AREA : 1760 sq.ft. (163.5 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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GROUND FLOOR

1ST FLOOR



## **Description**

Move Residential are delighted to be the agent of choice to showcase this impressive extended three bedroom semi detached home. Located in the highly sought after area of Irby within easy reach of amenities, transport links and excellent schools for all age groups. Spanning over 1700 square foot of living accommodation, well maintained and appointed with a neutral décor throughout.

In brief you have a welcoming hallway, downstairs W.C and a bay fronted reception room. Sitting room with feature fireplace, conservatory and opening to a dining room which in turn leads to the large well fitted kitchen. To the first floor you have the master bedroom with fitted wardrobes, second large double bedroom, third bedroom and a four piece bathroom suite. Further benefiting from off road parking, oversized integral garage, lawned front garden and to the rear a generous sized garden, beautifully manicured with patio and lawned areas. A closer inspection is strongly recommended to appreciate this superb home in full.

## **EPC Summary**

*Awaiting Certificate*

## **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.