



Martin Close, Irby, Wirral CH61 0HP

- Impressive Extended Four Bedroom Detached Family Residence
- Well Appointed and Maintained Family Living Accommodation
- Three Double Bedrooms, Fourth Bedroom and Four Piece Bathroom
- Private Enclosed Rear Garden Mainly Laid to Lawn with Patio Area
- Set in the Centre of a Substantial Plot in the Prime Location of Irby
- Hallway, W.C, Modern Kitchen Diner and Four Large Reception Rooms
- Set Back from the Road with Ample Parking and Integral Double Garage
- Close to Amenities, Transport Links and Highly Acclaimed Schools



£475,000



















Description

Impressive and substantial four bedroom detached residence nestled on an extensive plot in the prime location of Irby. Spanning a little under 2,000 square foot of sumptuous living accommodation appointed with a fresh and tasteful décor which must be viewed to be appreciated in full.

In brief you have a welcoming hallway with downstairs W.C and a modern fitted kitchen diner to the front of the property. To the rear you have four spacious reception rooms, comprising of a lounge with feature fireplace and double doors opening to a dining room which has an opening into a lovely sitting room with feature wood burning stove. Completing the ground floor you have a conservatory with lovely views over the rear garden. To the first floor you have three sizeable double bedrooms, fourth bedroom and a modern four piece family bathroom.

Set back from the road providing ample off road parking leading to the attractive property frontage, double garage and lawned front garden. To the rear you have a large enclosed garden enjoying a high degree of privacy, with sweeping lawn and patio area perfect for entertaining or relaxing. Irby is a highly sought after area with a wealth of shops, cafes and other local amenities. With excellent local amenities, thriving community spirit and easy access throughout Wirral, Chester and Liverpool. You also have highly acclaimed schools for all age groups within the area.

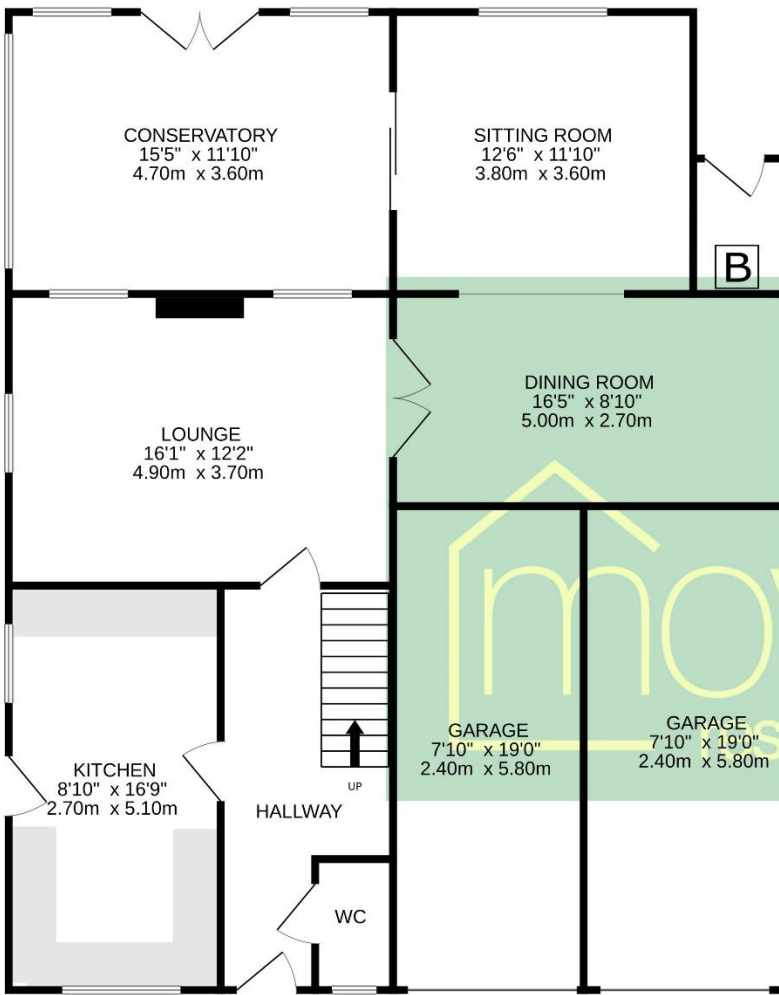
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

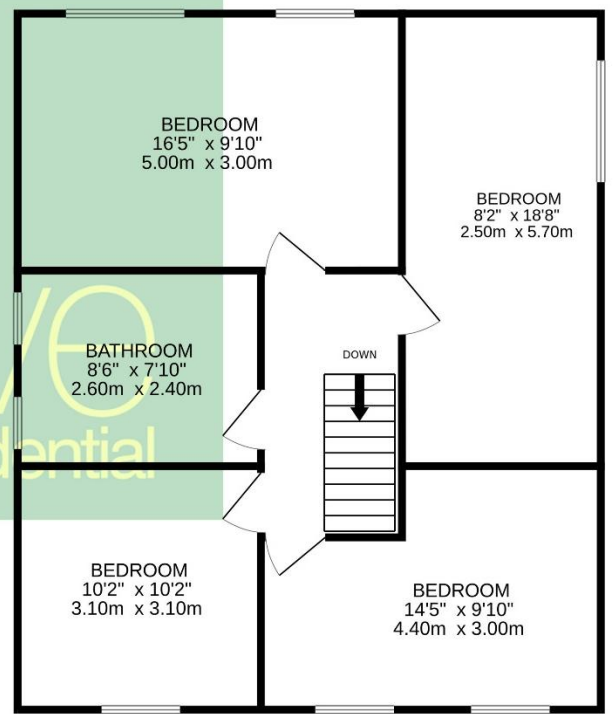
Additional Information

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.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1988 sq.ft. (184.7 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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