



## Irby Road, Heswall, Wirral CH61 6XF

- Attractive and Charming Four/Five Bedroom Detached Bungalow
- Spanning Over 1700 Square Foot of Sumptuous Accommodation
- Reception Room with Fireplace and Impressive Fitted Kitchen
- Two First Floor Bedrooms, Shower Room and Eaves Storage
- Approximately 1/4 Acre Plot in the Prestigious Area of Heswall
- Hallway, Lounge, Study/Bedroom Five and Conservatory
- Two Ground Floor Bedrooms and a Modern Shower Room
- Stunning Plot with Driveway, Garage and Sweeping Gardens



£575,000

















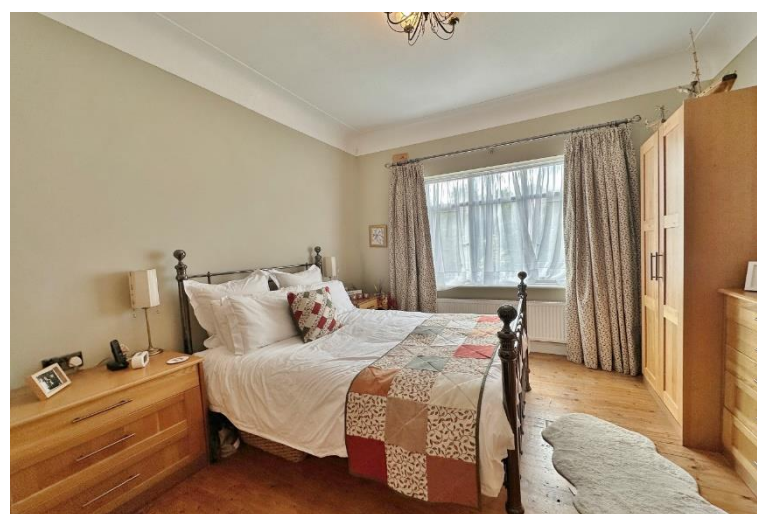












































## Description

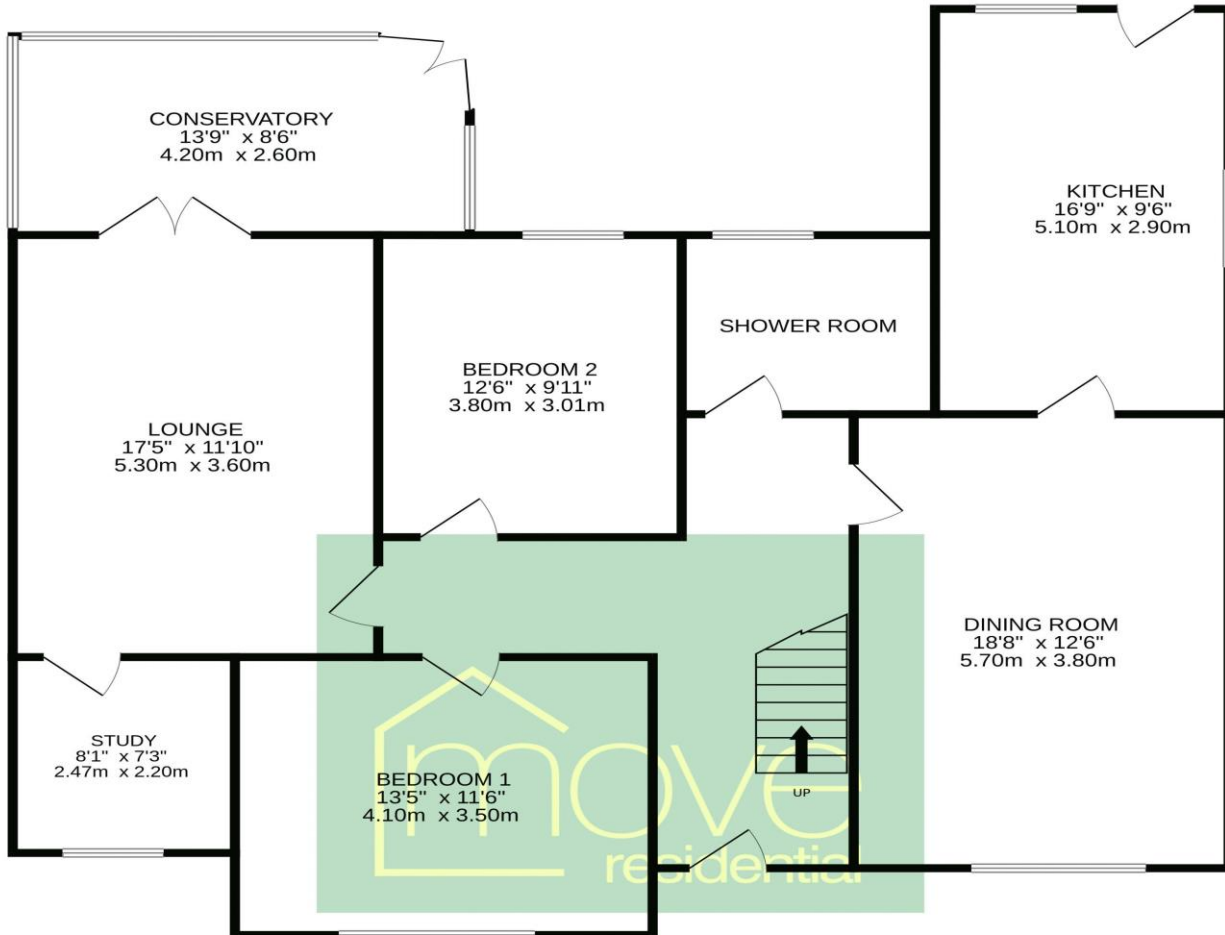
Sitting on a generous sized plot spanning approximately 1/4 of an acre, Move Residential are delighted to showcase this idyllic four/five bedroom detached bungalow. Offering over 1700 square foot of sumptuous living accommodation, beautifully appointed with a tasteful décor and charming features this home must be viewed to be appreciated in full.

In brief you have a welcoming hallway, spacious lounge with conservatory off enjoying delightful views over the superb gardens. Study/bedroom five, further reception room with feature log burning stove and access into an impressive bespoke kitchen, fitted with a range of high quality wall and base units, appliances and a breakfast area with glass roof flooding the room with natural light. Two sizeable double bedroom and a shower room complete the ground floor. On the first floor you have two further bedrooms and shower room.

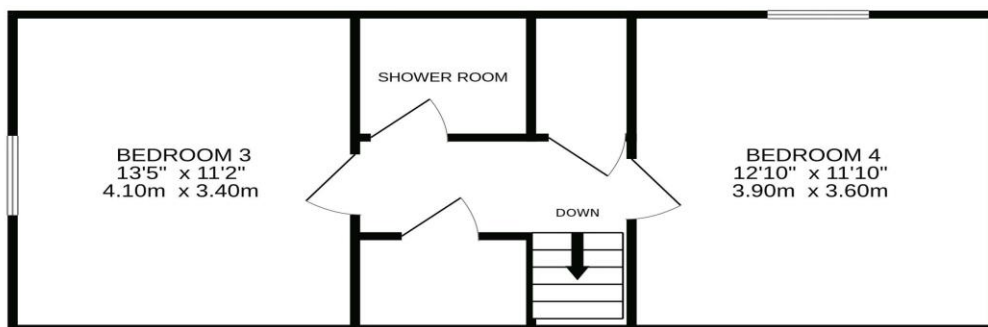
Externally you have off road parking for multiple vehicles along with a detached garage. Encapsulating this home perfectly are the picturesque gardens, with various patio areas, sweeping lawn and mature planting beds an ideal place for entertaining or relaxing. An enviable location nestled in the prestigious area of Heswall. With excellent local amenities, thriving community spirit and easy access throughout Wirral, Chester and Liverpool. Heswall is a town with its own unique charm, bustling with local boutique shops, cafes and beauty salons. Boasting a wealth of schools for all ages, there are superb recreational facilities close by including Heswall Football Club, Tennis and Squash Club.



GROUND FLOOR  
1292 sq.ft. (120.0 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1717 sq.ft. (159.5 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.  
Made with Metropix ©2024



## EPC Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 56 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.