



## Woodside Road, Irby, Wirral CH61 4UL

- Unique and Versatile Five Bedroom Detached Bungalow
- Generous Sized Plot in the Highly Sought After Area of Irby
- Converted Garage Into a Bedroom and Shower Room (Air BnB)
- Large Driveway with In and Out Driveway Providing Ample Parking
- Spanning Over 1,680 Square Foot of Impressive Living Space
- Potential for Various Family Members to Live Independently
- Multiple Outbuildings Including a Sauna, Utility and Storage
- Low Maintenance Gardens with Shed, Pergola and Water Fountain



£550,000

















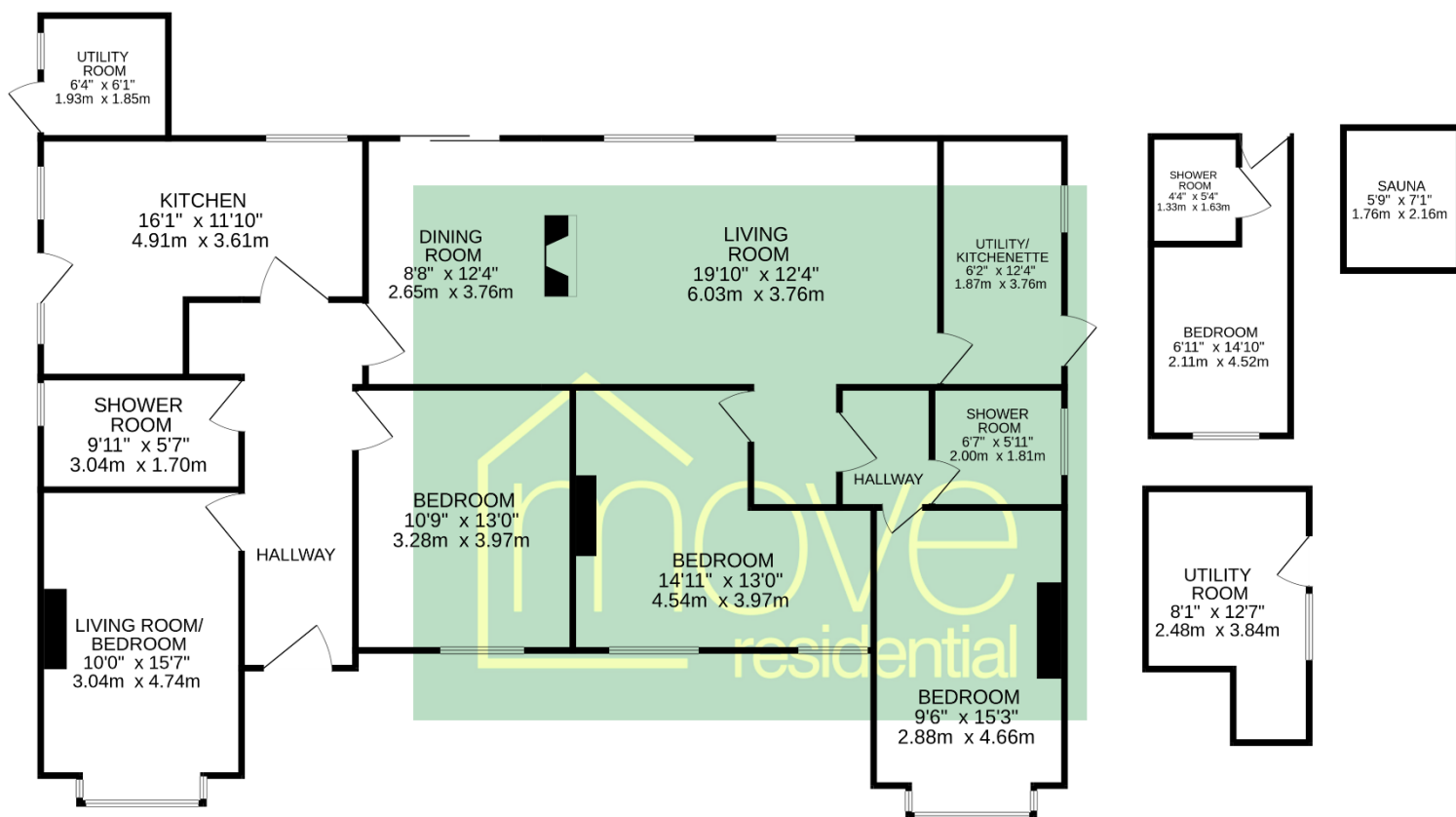












TOTAL FLOOR AREA : 1682 sq.ft. (156.3 sq.m.) approx.

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

Unique five bedroom detached bungalow with a versatile and spacious layout spanning over 1,680 square foot of living accommodation. Offering excellent potential to be a vast single dwelling or as it is currently used for various family members to live independently. Occupying a generous sized plot in the highly sought after area of Irby with a converted garage currently used as an Air BnB providing a bedroom with en suite shower room. Briefly the accommodation comprises an entrance hallway, large open plan living room/dining room with central fireplace and patio doors opening to the delightful rear garden. Modern fitted kitchen diner with high specification appliances and a utility room/second kitchen. Four double bedrooms which could function as reception rooms if required and two shower rooms. The grounds encapsulate this home perfectly with an in out driveway providing ample off road parking and beautifully landscaped enclosed rear garden, with sauna, pergola, water fountain and well established planting borders.

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 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.