



Islip Close, Irby, Wirral CH61 4YW

- Modern Two Bedroom Semi Detached Property
- Delightful Open Rear Views Across Rolling Fields
- Lounge with Fireplace and Well Fitted Kitchen Diner
- Driveway, Double Glazing and Gas Central Heating
- Located in the Highly Sought After Area of Irby
- Well Appointed and Maintained Accommodation
- Two Bedrooms and a Three Piece Bathroom Suite
- Beautifully Manicured Enclosed Rear Garden



£230,000





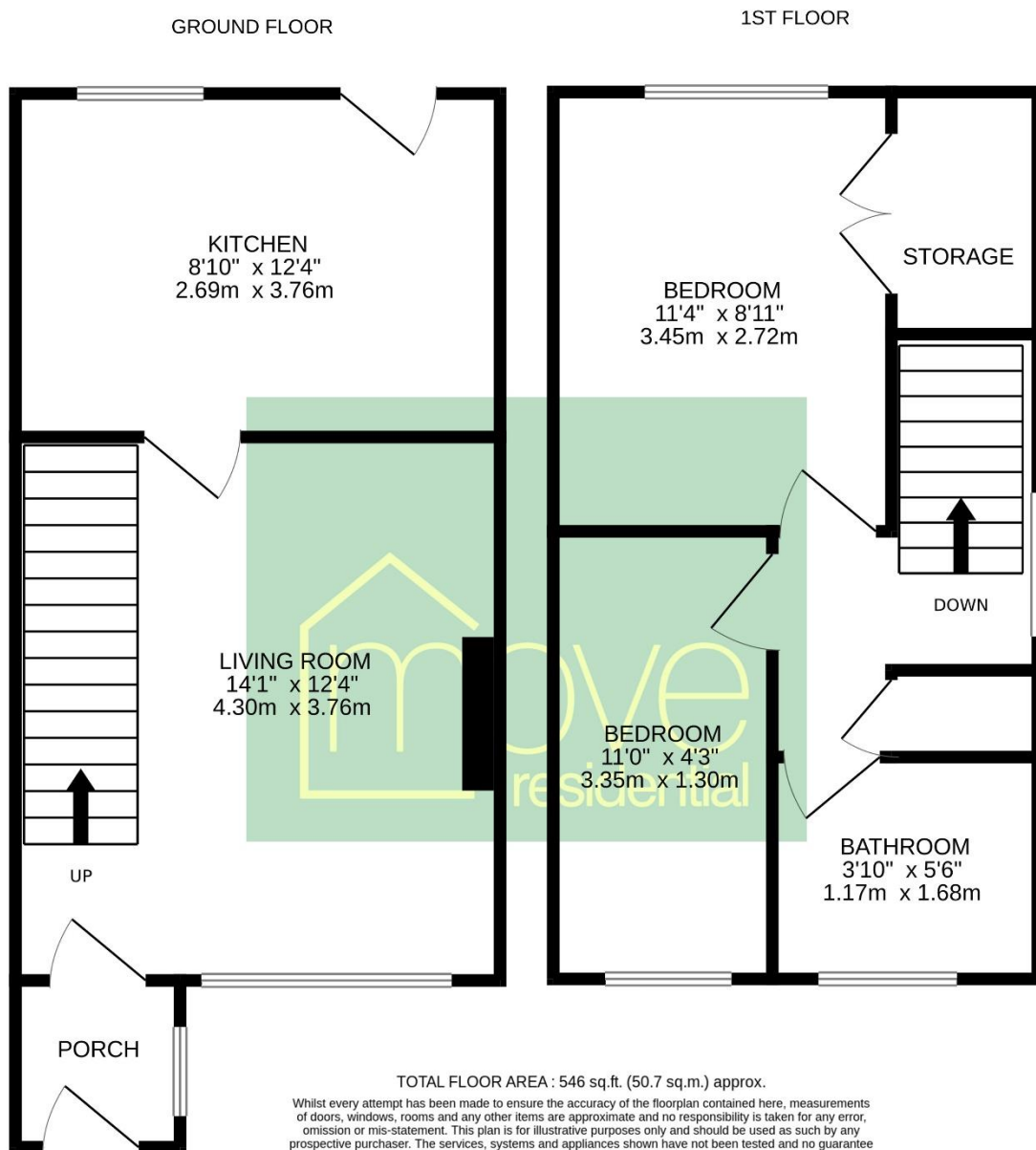








Floor Plan



Description

This modern two bedroom semi detached property is ideally located in the sought after area of Irby, offering a peaceful setting with a delightful open rear aspect overlooking scenic horse fields. Beautifully maintained and presented with neutral décor throughout, the home provides comfortable and stylish living accommodation which must be viewed to be appreciated in full. The ground floor features a welcoming lounge with a charming feature fireplace and a well fitted kitchen diner which offers ample storage and workspace. Upstairs, there are two generously sized bedrooms and a modern three piece bathroom, all presented in excellent condition. Externally, the property benefits from off road parking and an enclosed, landscaped rear garden. The garden includes a well kept lawn and various patio areas, offering versatile outdoor space to relax or entertain. With double glazing and gas central heating throughout, this home also boasts close proximity to local amenities and convenient transport links. Viewing is strongly recommended to fully appreciate the quality and setting of this lovely home.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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.