



Mill Hill Road, Irby, Wirral CH61 4XA

- Exceptional Five/Six Bedroom Semi Detached Family Residence
- Situated on a Large South West Facing Plot the Prime Location of Irby
- Large Open Plan Kitchen Diner, Utility Room and Ground Floor Bathroom
- Expansive Landscaped Rear Garden Spanning Approximately Half an Acre
- Beautifully Renovated Throughout With A Stylish And Versatile Layout
- Hallway and Four Reception Rooms Which Could be Utilised as Bedrooms
- Four First Floor Bedrooms, Ensuite to the Master and a Family Bathroom
- Set Back From the Road with Ample Off Road Parking - Viewing Essential



£630,000

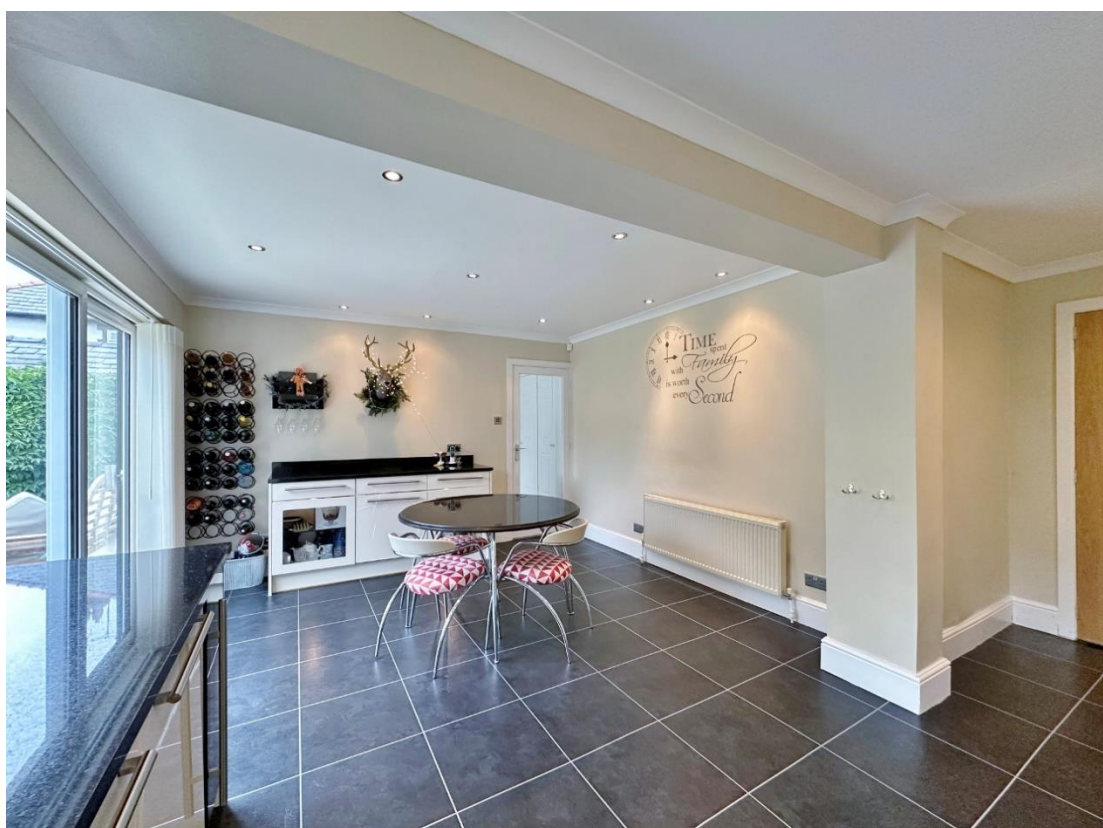




































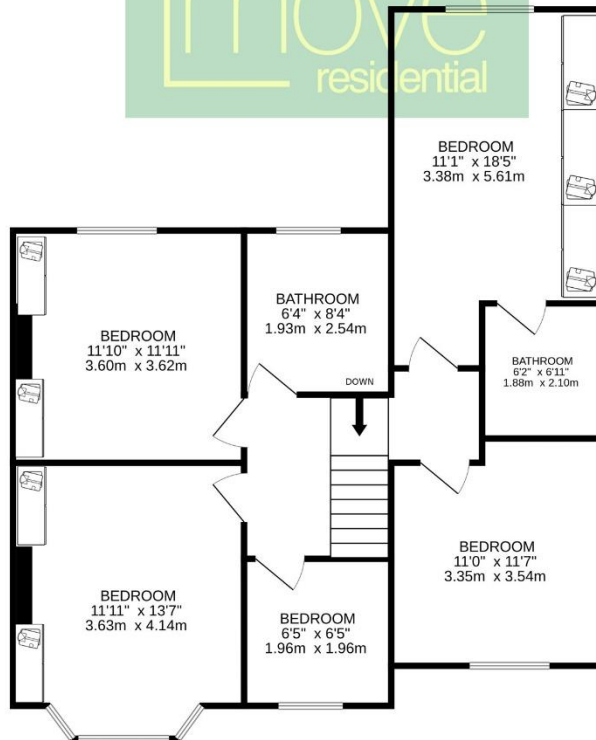
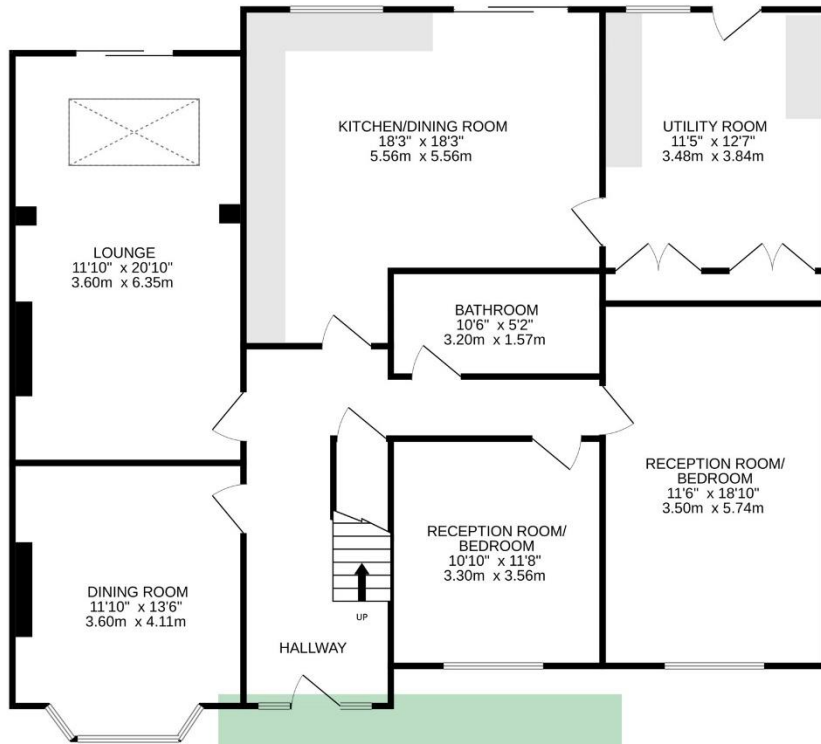
Description

Set within a generous South West facing plot in the heart of Irby Village, this unique and substantially extended five/six bedroom home offers over 2,400 square feet of beautifully reimagined living space, perfect for families seeking flexibility, comfort and character. This home enjoys a prime location, offering access to excellent schools for all age groups and the expansive green spaces of Royden Park. Nearby amenities include a recreation centre with tennis courts, a children's play area, and numerous dog-friendly walking paths. Additionally, Thurstaston Hill, the Country Park, and the Wirral Way are all within easy reach, providing beautiful walking routes toward Parkgate, West Kirby, and beyond.

From the moment you arrive, the home's setting stands out. Nestled back from the road behind a spacious driveway, it offers privacy and ample parking for multiple vehicles. The original 1930s architecture has been thoughtfully enhanced by a comprehensive renovation, creating a home that effortlessly balances period charm with contemporary design. Step inside and you'll find a flowing layout ideal for modern living. At its core is a stunning open plan kitchen dining area, flooded with natural light and thoughtfully designed for both everyday use and entertaining. Featuring generous work surfaces, quality appliances, and extensive storage, it connects seamlessly with the rear garden via multiple access points. A separate utility room adds further practicality. To the front of the house, a bright and elegant dining room offers a formal space for meals or gatherings, while to the rear, an extended lounge provides a warm and inviting place to relax, complete with a sleek modern gas fire and skylight roof. The ground floor also includes two additional rooms currently used as bedrooms, along with a stylish family bathroom. These versatile spaces could easily be adapted into a home office, guest suite, or hobby room, ideal for changing family needs or multi generational living.

Upstairs, the spacious layout continues with a principal bedroom that includes an ensuite bathroom. Three further double bedrooms, each with fitted wardrobes. A smaller fifth room currently serves as a home office but could suit a variety of uses. A second well appointed bathroom serves this floor. Outside, the garden is a real standout, extending to approximately half an acre and with a South Westerly aspect, it provides an incredible setting for outdoor living. Whether it's dining al fresco, creating play zones, or simply enjoying the open space, the garden offers limitless potential. With its exceptional plot, high quality renovation, and flexible layout, this property offers a rare opportunity to secure a substantial home in a sought after location.

GROUND FLOOR



TOTAL FLOOR AREA : 2242sq.ft. (208.3 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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EPC Summary

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