



Manor Court, Thingwall Road, Irby, Wirral CH61 3WB

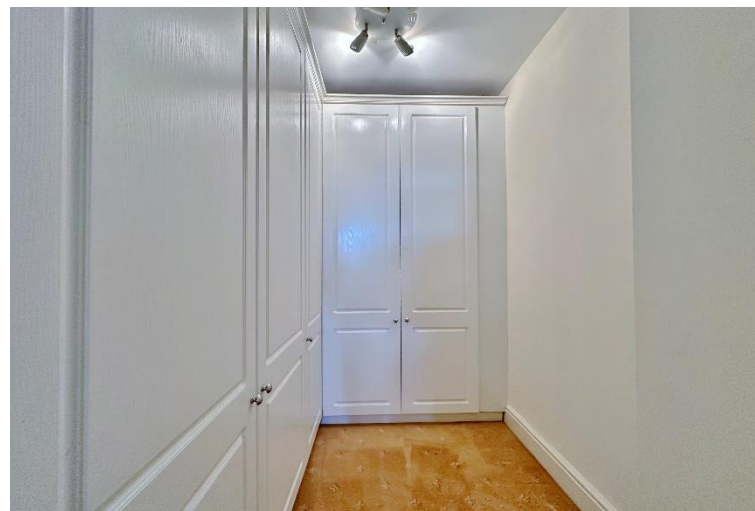
- Sought After Two Bedroom Ground Floor Apartment
- Centrally Located In Irby Village With Peaceful Field Views
- Master Bedroom with Dressing Area and En Suite
- Residents Parking With Additional Bays Available For Visitors
- Offered to the Sales Market with No Onward Chain
- Hallway, Spacious Lounge and Modern Fitted Kitchen
- Second Double Bedroom and Three Piece Bathroom
- Walking Distance To Local Amenities - Viewing Advised



£240,000 – No Onward Chain







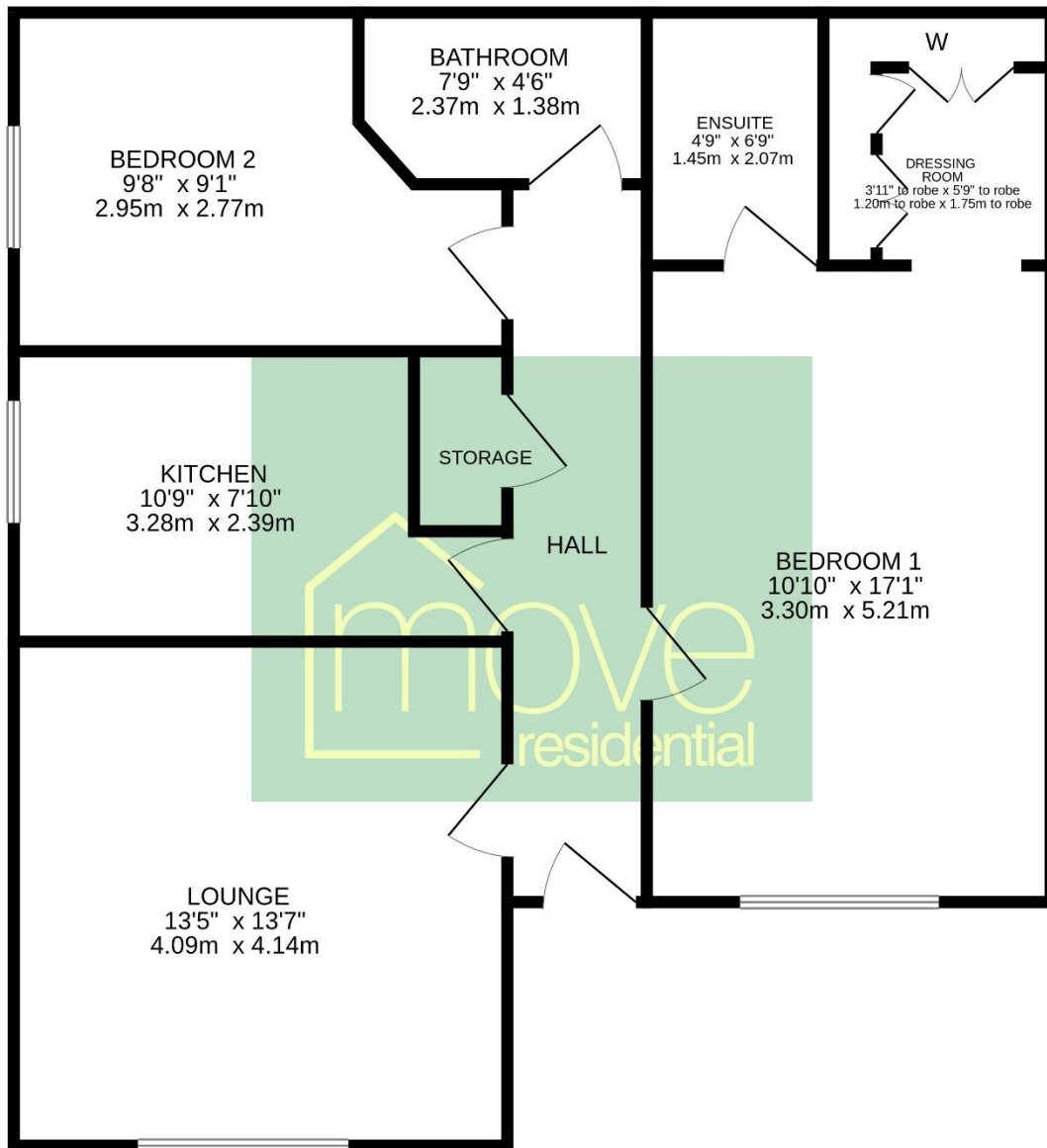






Floor Plan

GROUND FLOOR



TOTAL FLOOR AREA : 799 sq.ft. (74.2 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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Ground Floor Flat – Prime Irby Village Location – Scenic Field Views

Move Residential are delighted to present this rarely available two bedroom ground floor flat, ideally located in the sought after Manor Court development in the heart of Irby village. Positioned in the rear block, away from the main road, the property enjoys peaceful surroundings and stunning views across open farmland from the lounge, primary bedroom, and communal gardens. The location and layout make it an excellent choice for those looking to downsize without compromising on convenience or scenery. Offered with no onward chain, this well presented flat features an entrance hallway with storage, spacious lounge, modern kitchen, two bedrooms including a principal bedroom with a dressing area and en-suite, and a separate main bathroom. Additional benefits include residents' parking, visitor bays, and well maintained communal gardens. Situated within easy reach of amenities and transport links an early viewing is highly recommended.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 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.