



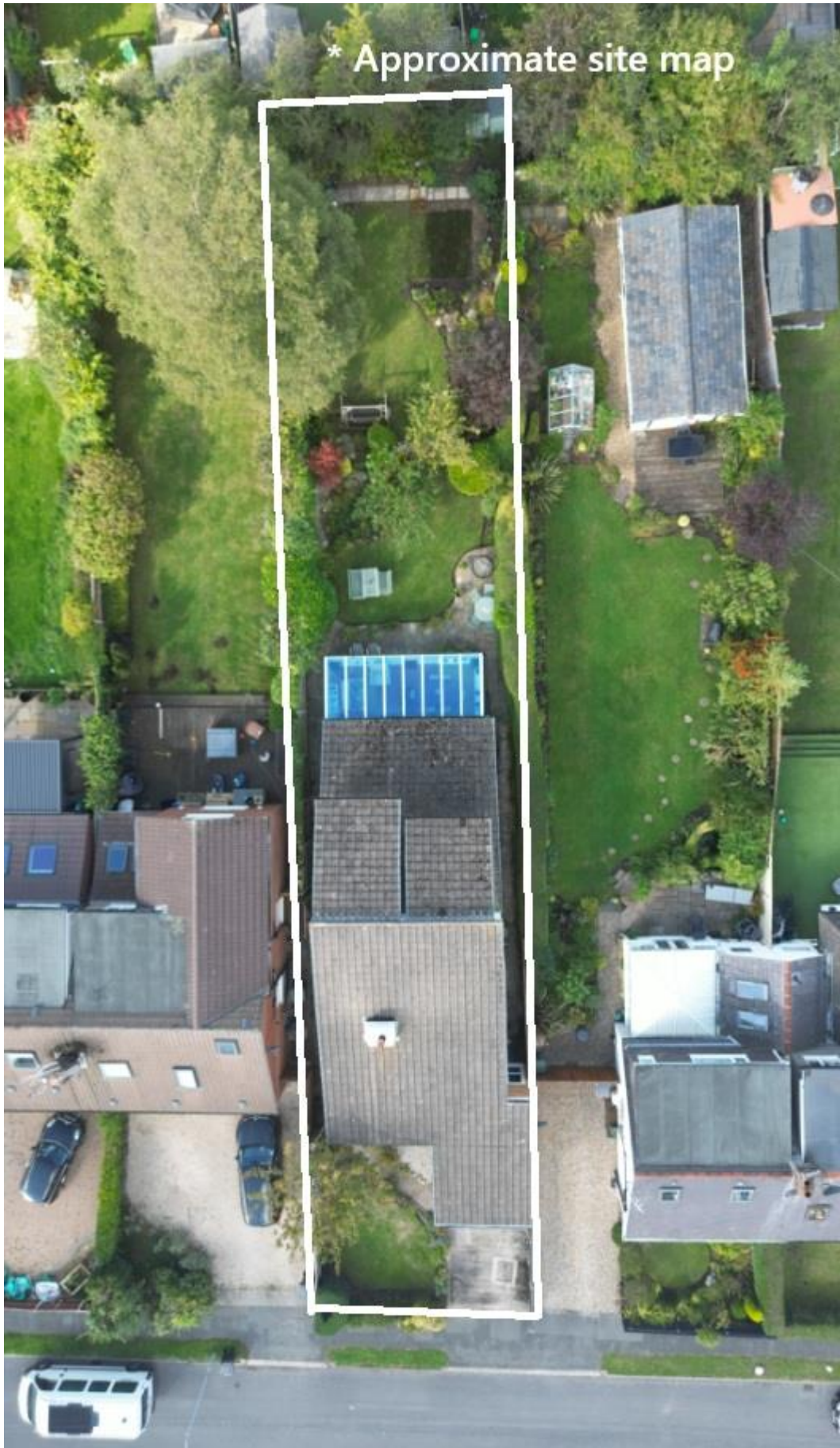
Hazel Grove, Irby, Wirral CH61 4UY

- Individually Designed Four Bedroom Detached House
- Generous Sized Plot in the Prime Location of Irby
- Hall, Three Reception Rooms, Kitchen and Conservatory
- First Floor Study, Two Bedrooms and En Suite Shower Room
- Deceptively Spacious Spanning Over 1800 Square Feet
- Well Appointed and Maintained Family Accommodation
- Two Ground Floor Bedrooms and a Four Piece Bathroom
- Driveway, Garage and Substantial Rear Garden - Viewing Advised



Offers Over £475,000

* Approximate site map



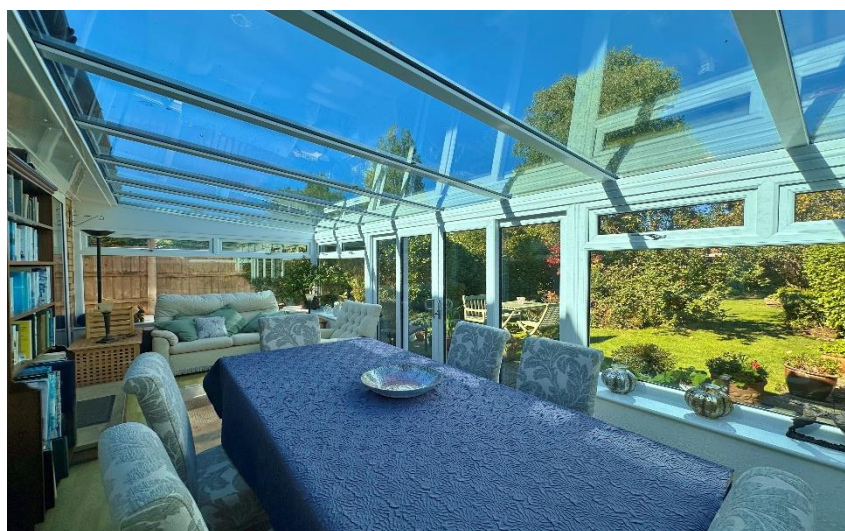


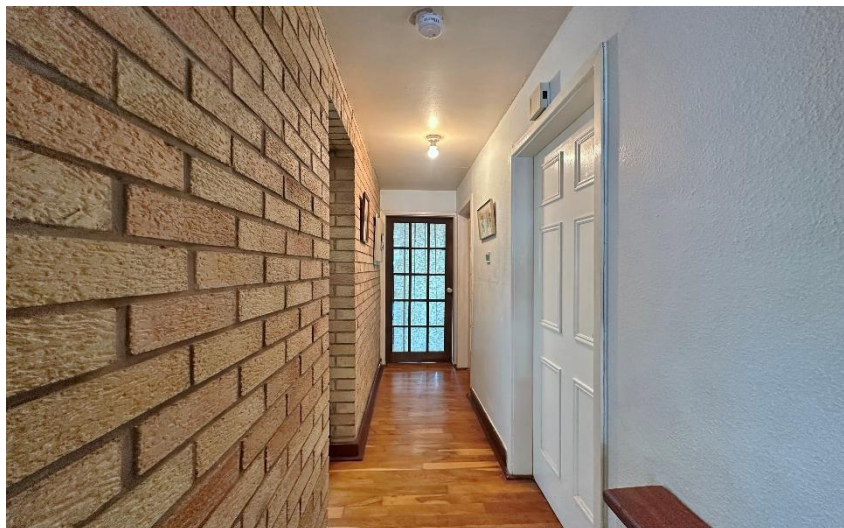






























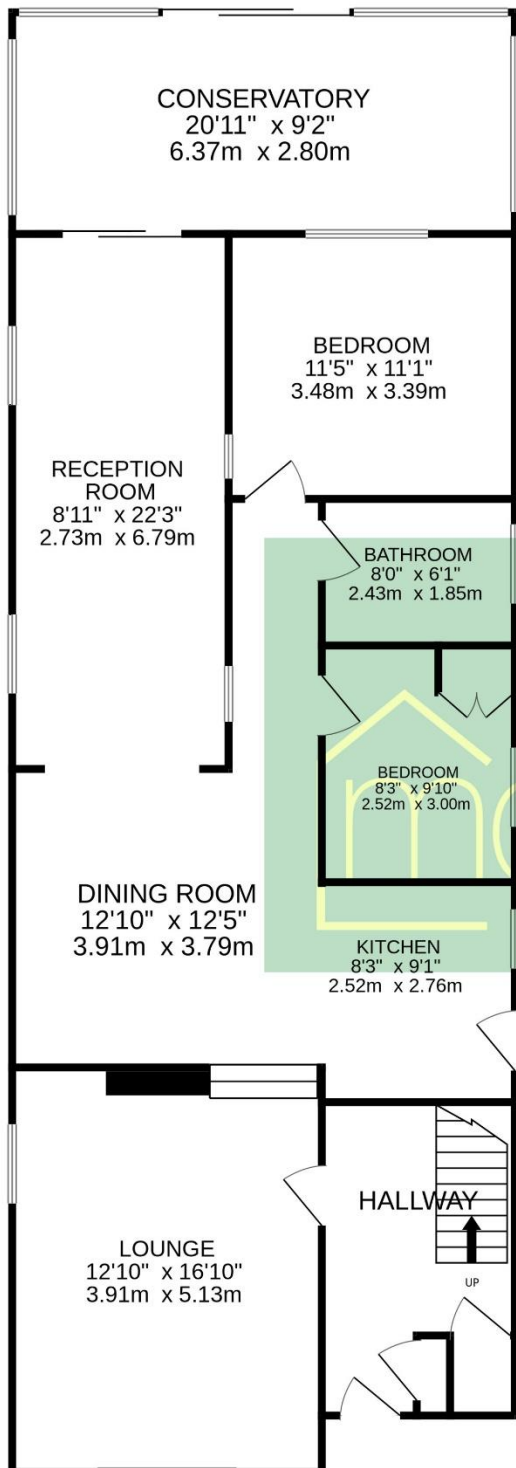
Description

This individually designed four bedroom detached home presents a rare opportunity to acquire a property of true character in the highly sought after area of Irby. Occupying a generous plot and offering over 1,800 square feet of well planned accommodation, the home strikes a perfect balance between charm and functionality. Designed with versatility in mind, it showcases a host of desirable features including vaulted ceilings, exposed brickwork, double height ceiling and an inviting open plan layout that is both stylish and practical.

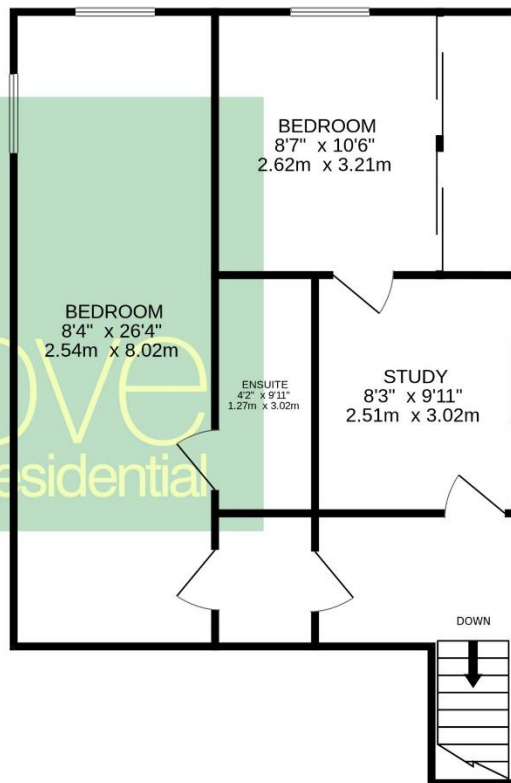
Upon entering, you are welcomed into a hallway that leads directly into the spacious lounge. This warm and inviting reception room, complete with a feature fireplace, exposed brick wall and double height ceiling, sets the tone for the rest of the home. From here, the space flows seamlessly into an open plan arrangement that combines the dining room, kitchen, and an additional reception area. This interconnected layout extends into a full width conservatory, where large windows frame wonderful views of the expansive gardens, allowing natural light to flood the interior and providing an ideal setting for family life and entertaining alike. The ground floor further benefits from two generously sized double bedrooms and a four piece family bathroom, offering both comfort and convenience. Upstairs, the property continues to impress with two additional bedrooms, a dedicated study, and a Jack and Jill en suite, making it well suited for growing families or those who require flexible living arrangements.

Externally, the home boasts off road parking and an integral garage, ensuring practicality is catered for. To the rear, the extensive gardens create a true sanctuary, featuring a sweeping lawn and multiple patio areas designed for relaxation and outdoor entertaining. Thoughtfully landscaped and beautifully maintained, this outdoor space is the perfect complement to the impressive interior, making the property a standout choice for those seeking a spacious, stylish and well located family home.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1845 sq.ft. (171.4 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		
69-80	C		72 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.