



Irby Road, Pensby, Wirral, CH61 6XW

- Impressive Three Bedroom Semi Detached Home
- Generously Proportioned & Beautifully Presented
- Utility Room, Home Office & Ground Floor WC
- Contemporary Style Three-Piece Bathroom Suite
- Located In The Popular Residential Area Of Pensby
- Entrance Hall, Lounge & Open Plan Kitchen Diner
- Two Generous Double Bedrooms & Large Single
- Delightful Rear Garden & Ample Off-Road Parking



Offers Over £300,000

















Description

Enjoying a prime location in the favoured residential area of Pensby, is this impressive three bedroom semi detached residence, proudly presented to the sales market by appointed agents Move Residential. Boasting generous and versatile living proportions which have been thoughtfully designed to meet the needs of modern living, this beautifully presented property promises to make an enviable future home for a very lucky family. An entrance hall greets you into the property, leading through to a bright and spacious family lounge. Finished in a neutral tasteful décor featuring an eye-catching fireplace and wood style flooring, this presents a welcoming space to relax and unwind. The lounge is followed by a substantial kitchen diner complete with a range of stylish fitted base and wall units and complementary worktops providing plentiful surface space. With ample room to accommodate both a sitting and dining area, this presents a delightful social setting for enjoying family mealtimes and entertaining guests, featuring a set of French doors which provide seamless access into the garden. The kitchen offers entry into a well-equipped utility room and concluding the ground floor is a home office, ideal for those who work remotely, and a convenient WC. Ascending to the first floor, you will discover two generously sized double bedrooms and a well-proportioned single room, each finished to an excellent standard, with the master further benefitting from fitted wardrobes. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this wonderful home is a contemporary style three-piece family bathroom suite. Externally, a sizable rear garden presents a delightful outdoor space for the whole household to enjoy, whilst to the front, the property further benefits from a substantial driveway providing ample off-road parking.

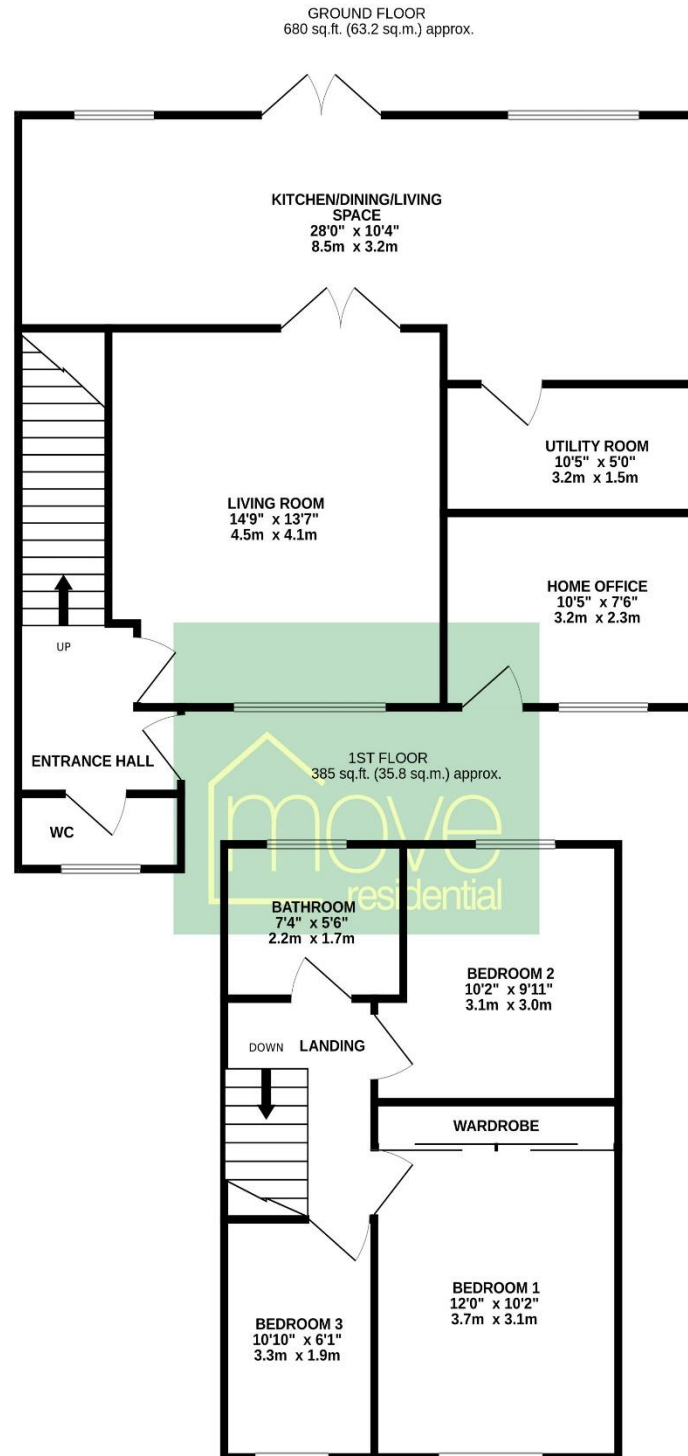
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 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.

Floor Plan



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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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