



Hazel Grove, Irby, Wirral CH61 4UY

- Impressive and Spacious Four Bedroom Semi Detached
- Hallway, W.C and Front Reception Room with Bay Window
- Master Bedroom with Walk in Wardrobe and En Suite
- Corner Plot with Wrap Around Landscaped Gardens
- Versatile Accommodation Spanning Over 1600 Square Feet
- Impressive Open Plan Living Kitchen Diner with Bi-Folds
- Three Further Sizeable Bedrooms and Family Bathroom
- Gated Access to Off Road Parking - Viewing Advised



Offers Over £415,000



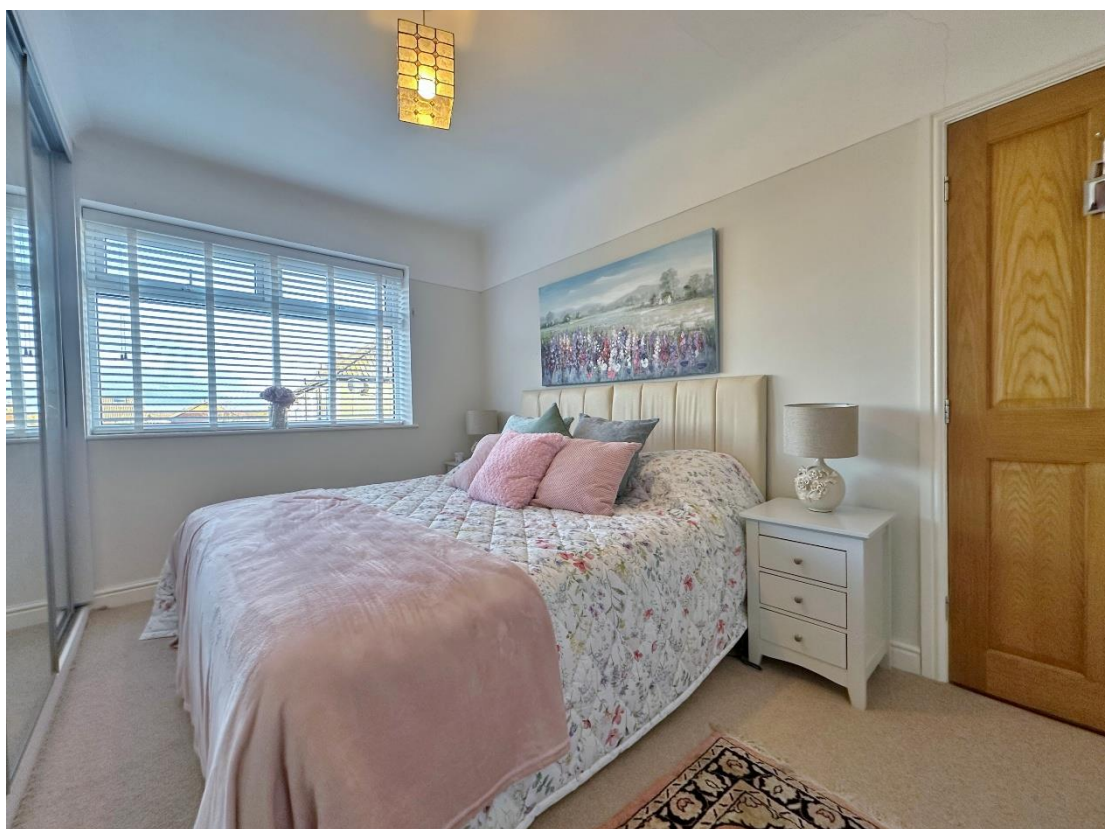
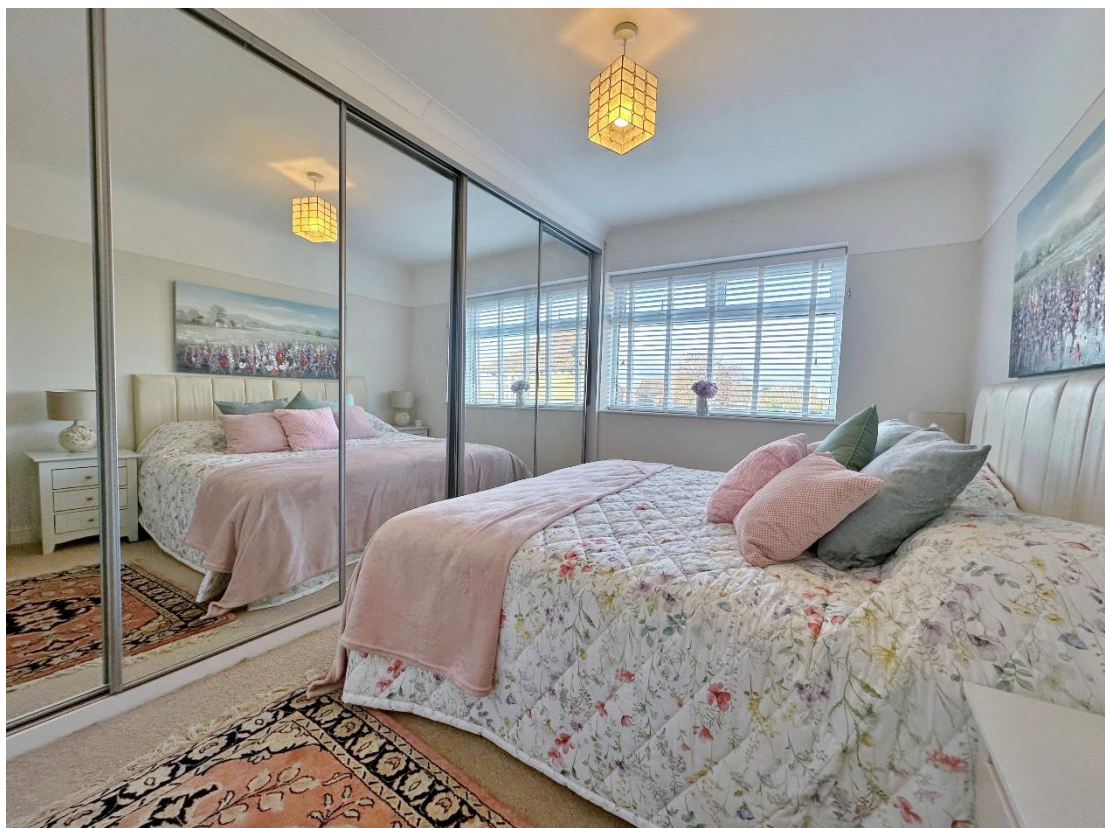






















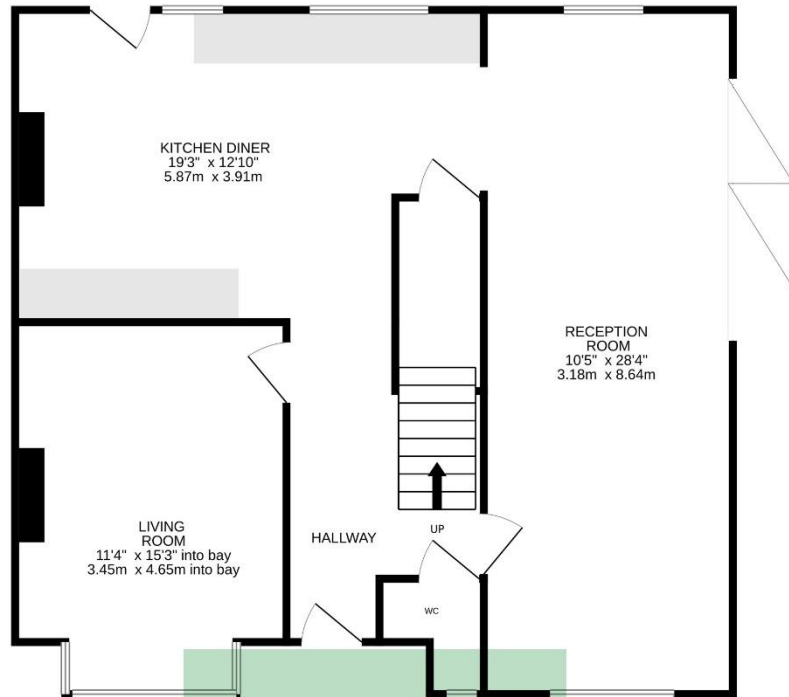
Description

Perfectly positioned on a generous corner plot in the heart of Irby Village, this beautifully extended semi detached home offers exceptional living space, modern comforts and timeless character. The light filled entrance hallway leads into an expansive open plan living area, the true heart of the home. Here, a modern kitchen with a striking log burner set within a brick chimney breast flows effortlessly into the dining area, where bi-fold doors open onto the rear garden for seamless indoor-outdoor living. A cosy family snug provides the perfect place to unwind, while a separate front living room offers additional flexible space for relaxation or entertaining. A convenient downstairs WC completes the ground floor.

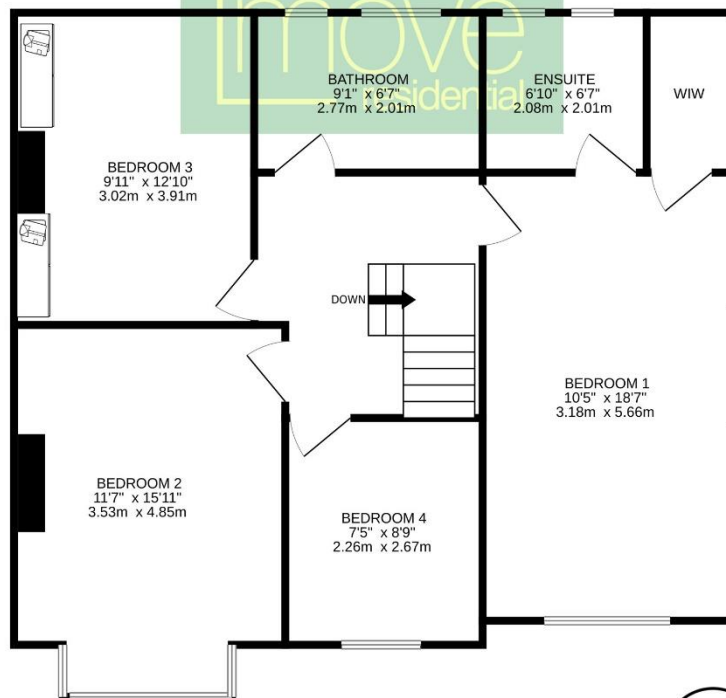
Upstairs, the generous layout continues with an elegant and spacious master suite featuring a dedicated wardrobe area and a stylish en-suite shower room. Two further double bedrooms, both with fitted wardrobes, provide excellent space for family members of all ages, and a versatile fourth bedroom currently serves as a home office but could easily become a nursery, playroom or guest room. The contemporary family bathroom includes high-quality fixtures and finishes, and a fully boarded loft with a pull-down ladder offers superb storage and exciting potential for future conversion.

Outside, the property enjoys a sun filled corner plot with a large, well maintained lawn ideal for children, pets and outdoor gatherings. A charming small orchard adds a peaceful touch for garden lovers, while a side gated driveway provides off-road parking for several vehicles. A greenhouse and garden store offer valuable additional space for tools and equipment, completing this impressive and beautifully presented family home.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1623sq.ft. (150.8 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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* Approximate site map



EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 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.