

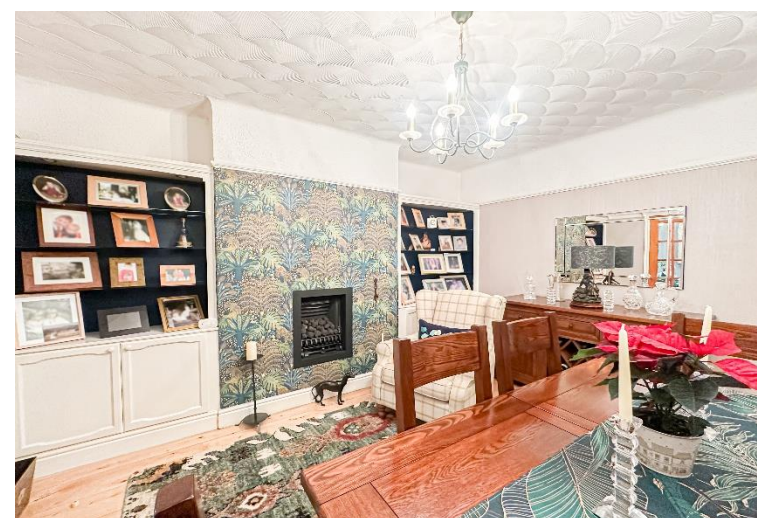


Coniston Road, Irby, Wirral, CH61 4UU

- Charming Three Bedroom Semi Detached Bungalow
- Generously Proportioned & Beautifully Maintained
- Sizable Fitted Kitchen Opening Into A Conservatory
- Master Bedroom To First Floor With Ensuite WC
- Located In Highly Favoured Residential Area Of Irby
- Porch, Entrance Hall, Dining Room & Family Lounge
- Two Downstairs Bedrooms & Family Bathroom Suite
- Delightful Rear Garden, Garage & Off-Road Parking



£350,000









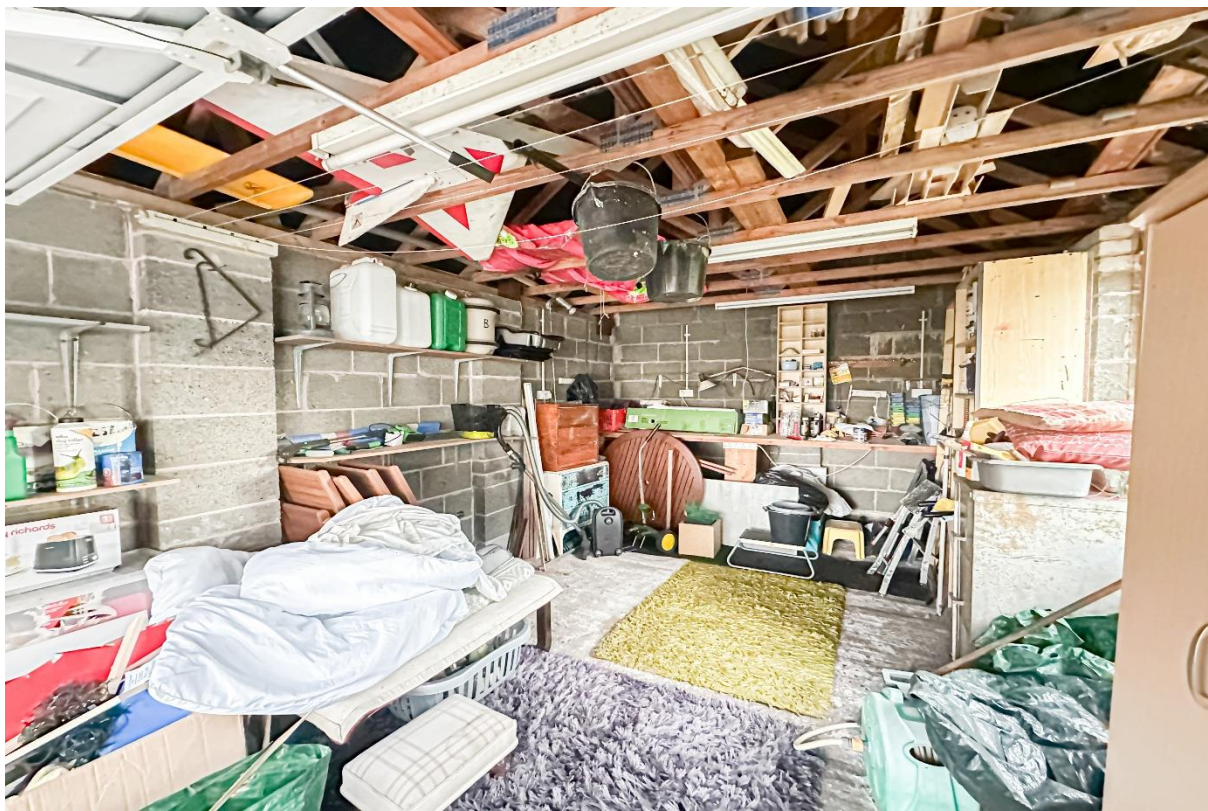




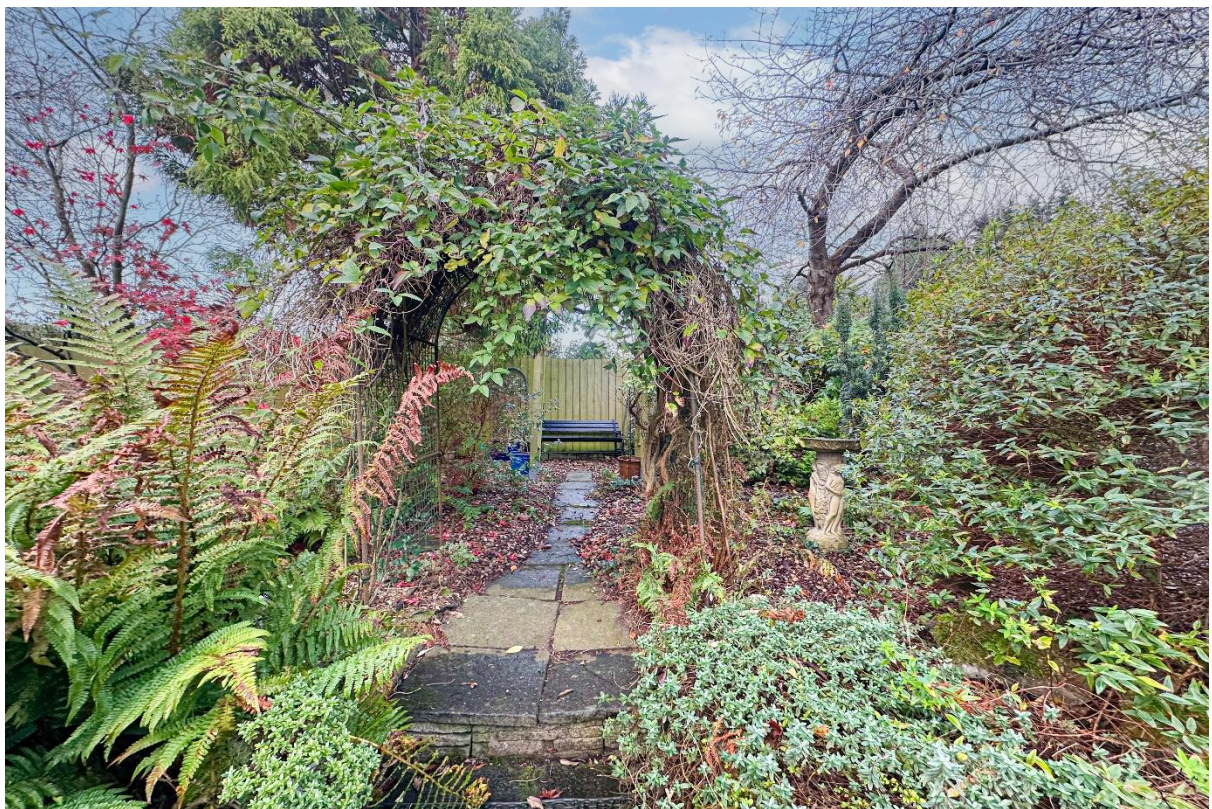












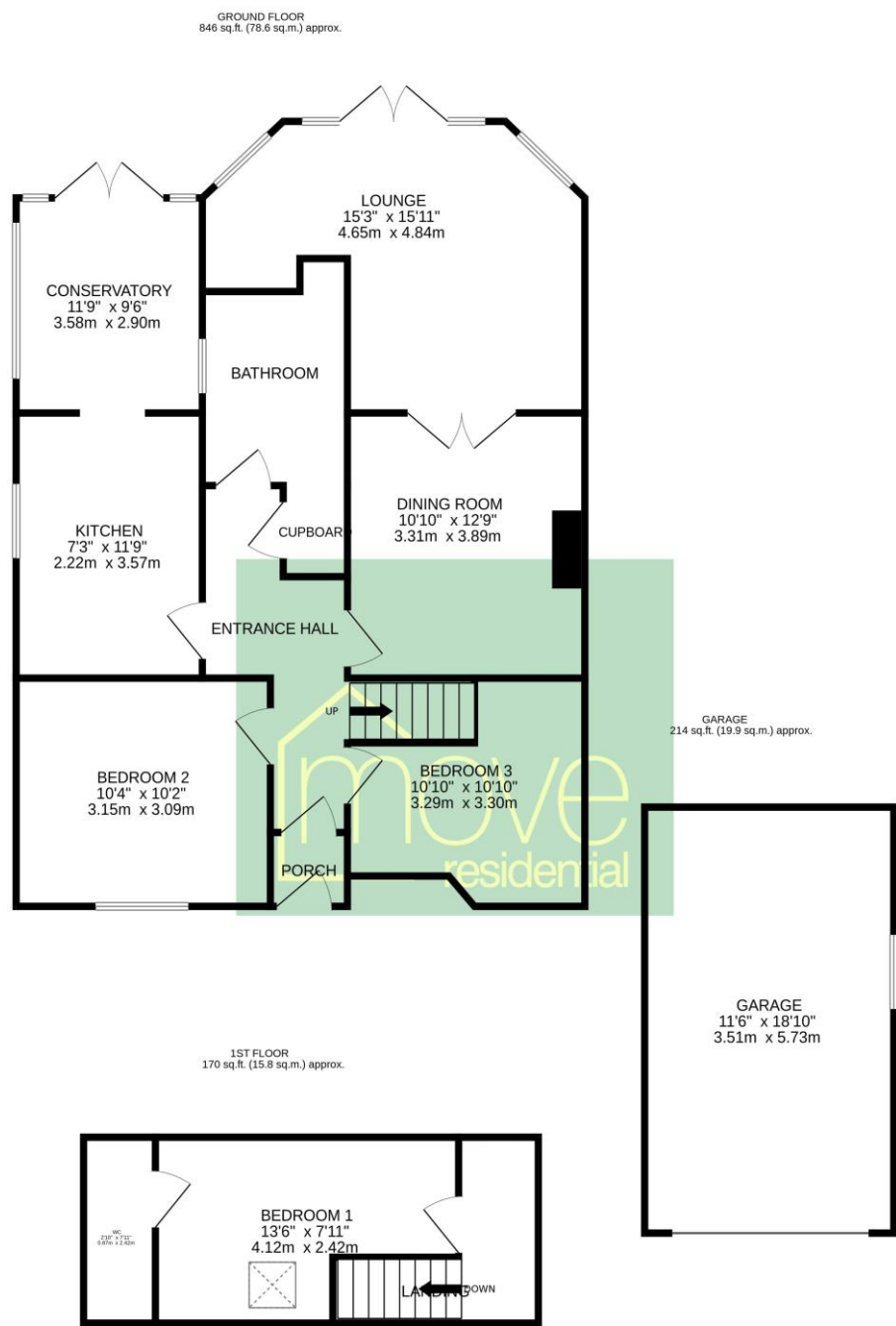
Description

Move Residential are thrilled to welcome to the sales market this charming three bedroom semi detached bungalow, located in the desirable residential area of Irby. Boasting generous and beautifully maintained living proportions throughout, this presents an opportunity not to be missed for those looking to downsize. Entering via the porch, you are greeted into the property by an inviting entrance hall which leads through to a spacious dining room. Tastefully decorated featuring attractive wood style flooring, this presents a delightful setting for enjoying mealtimes with family and friends. The dining room is followed by a generous l-shaped lounge where the impeccable presentation continues. Enjoying French doors which provide seamless access out to the rear and flood the space with natural light, this provides a tranquil space to relax and unwind whilst enjoying views of the garden. Continuing through you will find a modern fitted kitchen which flows seamlessly into a conservatory, creating a social setting ideal for entertaining and cooking in company. The ground floor sleeping accommodation consists of two bright and generously sized double bedrooms, served by a deluxe fully tiled four-piece family bathroom suite. The first floor is dedicated to the beautifully presented master bedroom which is bathed in light courtesy of a skylight, and enjoys the added luxury of an ensuite WC. Externally, the property is enhanced by a lovingly maintained rear garden which provides an outdoor oasis for gardening enthusiasts. A sizable detached garage offers additional storage space and to the front, a driveway provides ample off-road parking.

EPC Summary

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 : 1230 sq.ft. (114.3 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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