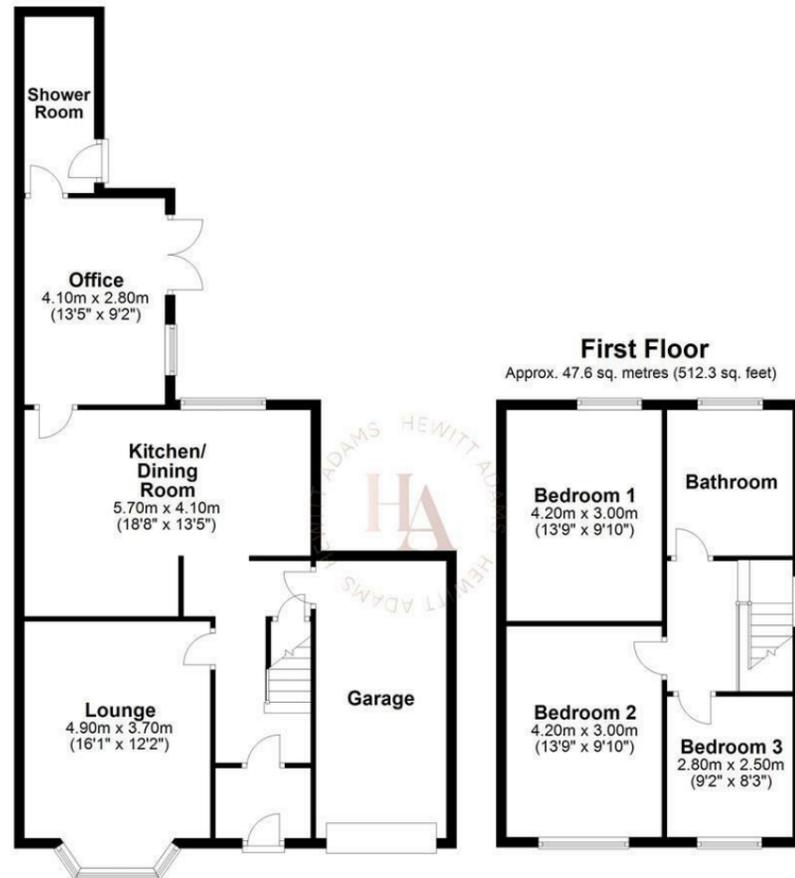




Ground Floor

Approx. 66.4 sq. metres (714.3 sq. feet)



Total area: approx. 114.0 sq. metres (1226.7 sq. feet)
(Excluding Garage area)
For illustration purposes only - not to scale

Irby Road, Wirral, Wirral CH61 6XQ

Offers Over £450,000

3 Bedroom 2 Reception 2 Bathroom

Occupying a substantial plot with an attractive open aspect to the front, this charming three-bedroom semi-detached home is a wonderful example of period character blended seamlessly with modern family living. Hewitt Adams are proud to present this beautifully maintained property, which has been thoughtfully updated by the current owners while retaining a wealth of its original appeal.

From the moment you step inside, the home's warmth and natural light are immediately apparent. The welcoming hallway leads to a delightful bay-fronted lounge, where the classic proportions and feature window create an inviting space to relax. To the rear, the heart of the home is a stylish open-plan kitchen, complete with a central island, flowing effortlessly into a versatile dining room—ideal as a home office or additional living space. A sleek, shower room completes the ground floor. Upstairs, the property continues to impress with two generously sized double bedrooms, a well-proportioned third bedroom, and a spacious family bathroom, all thoughtfully arranged to suit modern family life.

Externally, the home truly comes into its own. Set well back from the road, it enjoys a large frontage with ample off-road parking and a garage. The rear garden is a standout feature—generous in size and beautifully arranged, with a sweeping lawn, multiple patio areas for entertaining, a substantial summerhouse, and a garden shed. It offers both privacy and space, perfect for families and those who enjoy outdoor living.

Located in the highly desirable area of Heswall, the property benefits from excellent local amenities, convenient transport links, and access to highly regarded schools for all age groups. A closer inspection is essential to fully appreciate the character, setting, and exceptional plot size that this impressive home has to offer.

Front Entrance

Into;

Porch

Door into hall, leaded windows

Hall

Staircase, radiator, power points, door into integral garage

Lounge

16'0" x 12'1" (4.9 x 3.7)

Double glazed bay Sash windows, radiator, power points, fireplace

Kitchen Dining Room

18'8" x 13'5" (5.7 x 4.1)

Modern stylish kitchen diner with fitted wall wan base units, central kitchen island, inset sink, large walk-in larder / pantry, integrated fridge freezer, integrated second fridge, integrated dishwasher, Rangemaster cooker, log-burner

Office / Dining Room

13'5" x 9'2" (4.1 x 2.8)

Double glazed doors to garden, radiator, power points

*Currently used as a dining room. but has previously been a fantastic office space to work from home

Downstairs Shower-Room

Comprising shower, low level W.C, wash hand basin, towel rail, tiled floor

UPSTAIRS

Bedroom One

13'9" x 9'10" (4.2 x 3.0)

Double glazed sash windows, radiator, power points

Bedroom Two

13'9" x 9'10" (4.2 x 3.0)

Double glazed sash windows, radiator, power points

Bedroom Three

9'2" x 8'2" (2.8 x 2.5)

Double glazed sash windows, radiator, power points

Shower Room

Large family bathroom with shower, bath, low level W.C, wash hand basin

EXTERNALLY

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