



Woodlands Road, Irby Wirral CH61 2XD

welcome to

Woodlands Road, Irby Wirral

Superb semi-detached bungalow with stunning gardens ready to move into!

Located in this cul-de-sac road offering a peaceful retreat, this property gives you the best of all worlds.

Ready for you to move into so call us today to book your viewing!



Property Description

The beautiful home has a central entrance hall which provides the route through to the rooms and there is a small entrance porch to protect you from the weather.

The bedrooms are both to the right of the property and are two large double bedrooms, with the front bedroom having a bay window. The living room has a fireplace and again a bay window providing great natural light. This leads into the dining room to the rear with French doors to the conservatory. The kitchen has a range of modern base and wall units with appliances. The property benefits from a modern shower room.

The conservatory offers potential to open to the kitchen and gives you a lovely view down the garden.

Outside this property excels, with beautiful gardens to the front with a central pathway and to the rear is a lawned garden with flower and shrub borders. The rear garden has a greenhouse and further outbuildings.

Offered for sale with no chain this property is not to missed!

The property is located within a short walk of Irby Village with access to a number of amenities. Irby village also has good bus route access to both Heswall and Liverpool. Irby is surrounded by open rural fields.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead "

Porch

Entrance Hall

Living Room

14' x 11' 9" (4.27m x 3.58m)

Dining Room

11' 9" x 11' 9" (3.58m x 3.58m)

Kitchen

9' 1" x 6' 4" (2.77m x 1.93m)

Conservatory

13' 1" x 9' 5" (3.99m x 2.87m)

Shower Room

Bedroom One

14' 5" x 11' 8" (4.39m x 3.56m)

Bedroom Two

11' 10" x 11' 8" (3.61m x 3.56m)



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welcome to

Woodlands Road, Irby Wirral

- Semi detached Bungalow
- Two large double bedrooms
- Lounge and Dining room
- Fitted Kitchen & Conservatory
- Modern Shower room

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£299,950



Total floor area 82.8 m² (891 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the postcode not the actual property

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Property Ref:
GRE105989 - 0005

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