



Irby Road, Heswall

Guide Price £339,950

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Set on a generous corner plot, this beautifully presented home offers everything a growing family could wish for, space, comfort, and convenience whilst still offering potential to add to.

Located on the sought-after "Heswall-end" of Irby Road, the property is just a short walk from the centre of Heswall with its excellent amenities, and a nearby bus stop. Highly regarded local schools are within easy reach, and nearby parks provide the perfect setting for outdoor play and family walks.

Inside, the home is designed for family living. A welcoming entrance hall with turned staircase on the right with access to principal rooms. On the left a well proportioned lounge with bi-folding doors leading into the dining room with solid fuel burner, patio doors and open to a well-appointed kitchen, creating a practical and sociable layout, ideal for family meals and gatherings. Completing the ground floor is a handy utility area, a downstairs WC, and the addition of a conservatory overlooking the garden, perfect for relaxing or as a playroom.

Upstairs, you'll find a generously sized landing which provides a versatile space that's perfect for a reading nook or a study area for homework, 3 spacious bedrooms and a contemporary family bathroom has been recently upgraded with a white suite and stylish black fittings, giving a fresh and modern feel.

Outside, the property really shines for family life. There are landscaped gardens to the side and a private patio area to the rear – ideal for summer barbecues and safe outdoor play.

Parking is plentiful, with the addition of a driveway to the front and an additional driveway to the rear leading to a garage and workshop.

If you're looking for a spacious, well-presented family home in a highly convenient location close to the centre of Heswall, excellent schools, and amenities, this property is a must-see.

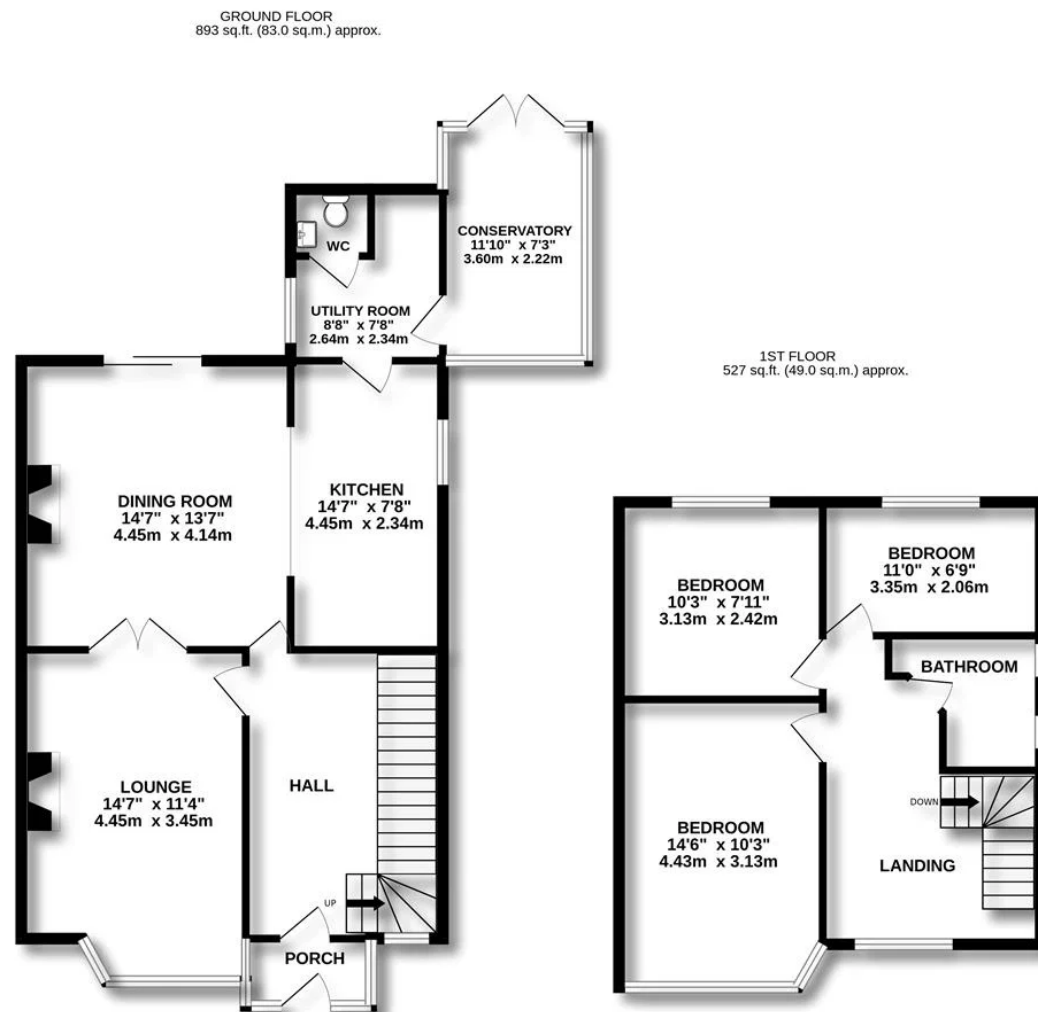
Tenure: Freehold

Council Tax Band: C









TOTAL FLOOR AREA : 1421 sq.ft. (132.0 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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