



**Irby Avenue, Wallasey, CH44 5RS**

**welcome to**

**Irby Avenue, Wallasey**

Beautifully refurbished three bedroom home featuring a brand-new fitted kitchen, stylish new bathroom and modern décor throughout. Ideally located close to local amenities, transport links and schools, this move-in-ready property is perfect for first-time buyers, downsizers or investors.



### Property Description

Beautifully Refurbished Home – Ready to Move Into. Situated in a popular residential location, this attractive property has been recently refurbished throughout to create a modern and comfortable home perfect for a range of buyers.

The accommodation briefly comprises a welcoming entrance hall, a bright and spacious living room, open plan dining area to a newly fitted contemporary kitchen offering ample storage and workspace and French doors leading to the exterior. Upstairs, there are three well-proportioned bedrooms together with a stylish brand-new bathroom.

The refurbishment has been thoughtfully completed, providing fresh décor, modern fittings and a clean, contemporary feel throughout, allowing any purchaser to move straight in with minimal fuss.

Externally, the property benefits from private outdoor space, ideal for relaxing, entertaining or family use.

Conveniently positioned close to a range of local shops, schools and transport links, the property offers easy access to Liscard, Liverpool and surrounding areas. Council Tax Band: B

#### Entrance Hall

#### Lounge

#### Dining Room

#### Kitchen

#### Landing

#### Bedroom One

#### Bedroom Two

#### Bedroom Three

#### Bathroom

#### Outside

#### Front Garden

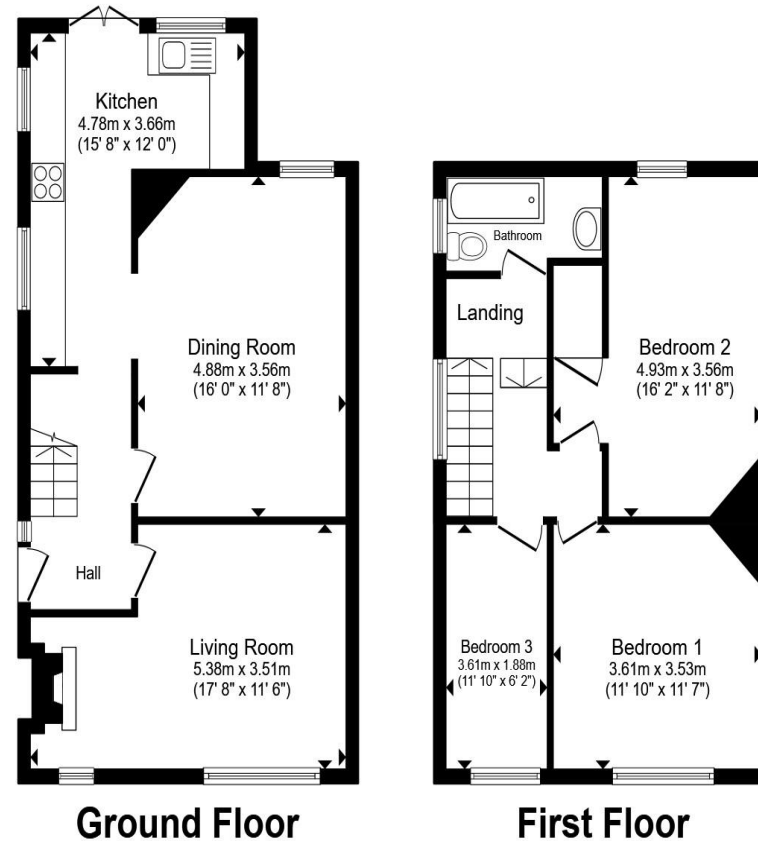
#### Rear Garden

### Agents Note (1)

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

### Agents Note (2)

'There is a easement on the title, please enquire with the branch'.



Total floor area 98.5 m<sup>2</sup> (1,061 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](http://www.propertybox.io)



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welcome to

## Irby Avenue, Wallasey

- Recently refurbished throughout
- Brand-new fitted kitchen
- Contemporary new bathroom
- Bright and spacious accommodation
- Fresh modern décor

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAL111731 - 0003

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