

VERWOOD CLOSE, IRBY, WIRRAL, CH61 4YF

£1,200 PCM

3 1 1

Three Bedroom Semi-Detached House | Spacious Living Accommodation | Modern Kitchen | Driveway & Garage | Generous Rear Garden | Sought-After Residential Location

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk





- Bright and Spacious Living Room
- Separate Dining Area
- Modern Fitted Kitchen with Integrated Oven and Gas Hob
- Three Well-Proportioned Bedrooms
- Contemporary Family Bathroom with Bath and Separate Shower
- Driveway Providing Off-Road Parking
- Garage Offering Additional Storage
- Generously Sized Enclosed Rear Garden with Lawn and Patio
- Virtual Tour Available
- Viewings Recommended - Call Today!









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Situated in a popular residential location in Irby, this well-presented three-bedroom semi-detached house offers spacious and versatile accommodation, making it an ideal home for those seeking comfortable living in a convenient and established neighbourhood.

The property benefits from a bright and spacious living room, a separate dining area, a modern fitted kitchen, three bedrooms, a contemporary family bathroom, off-road parking, a garage and a generously sized rear garden.

Upon entering the property, a welcoming entrance porch leads into the spacious living room, which features attractive wood-effect flooring, a wall-mounted electric fire and a large window allowing plenty of natural light to fill the room. An open staircase adds to the sense of space, while an attractive archway leads through to the separate dining area, providing an ideal setting for family meals or entertaining guests.

The modern fitted kitchen offers a range of stylish wall and base units, complementary work surfaces, an integrated oven, gas hob and extractor hood. There is also space for additional appliances, along with a door providing direct access to the rear garden.

To the first floor, the property offers three bedrooms, including a generously proportioned main bedroom with built-in storage. The additional bedrooms provide flexible accommodation, ideal for use as bedrooms, a nursery or a home office.

The contemporary family bathroom is finished with modern white tiling and contrasting dark flooring, and comprises a bath, separate shower enclosure, wash hand basin and WC.

Externally, the property benefits from a driveway providing off-road parking and access to a garage, offering useful additional storage. To the rear is a generously sized, enclosed garden, predominantly laid to lawn with a paved patio area, providing plenty of outdoor space to enjoy.

Located in the desirable village of Irby, the property is conveniently positioned for local shops, amenities, schools and transport links, with easy access to the wider Wirral area.

Early viewing is highly recommended to appreciate the accommodation and outdoor space this property has to offer.

Some images may be digitally edited, virtually staged, or AI-enhanced for marketing purposes. They are intended as a guide only and may not accurately represent the property's current condition. Prospective applicants should verify all details through their own inspection.

Property Viewings

Our adverts include photos, descriptions and, where available, video tours and floor plans. After reviewing the advert, please call us to request a viewing. We'll ask qualifying questions and arrange an appointment, which may be conducted alongside others due to demand.

Following the viewing, the agent will provide application details.

Application Process

All applicants aged 18 or over must complete a registration of interest form for review. Following this, applicants will be required to complete an online application form via our referencing partner.

All required documents must be submitted at application stage for review; incomplete applications will not be accepted.

Guarantors

A guarantor may be required, subject to referencing or our client's requirements.

Guarantors are jointly liable for obligations arising under the tenancy agreement, including rent arrears, damage, tenant conduct, and reasonable post-tenancy costs and debt recovery, subject to the terms of the guarantor deed.

Guarantors must complete an application form and have sufficient income to cover potential liabilities. As a guide, this should be equivalent to three times the annual rent. Liability may continue beyond any fixed term where the tenancy continues, subject to the terms of the guarantor deed.

Holding Fee

Once your application is complete and reviewed, a holding fee (maximum one week's rent) will be requested. The property will not be held or processed until this is paid.

In accordance with the Tenant Fees Act 2019, the holding fee will be held for up to 15 days from the date of payment, unless a different deadline for entering into the tenancy is agreed in writing.

The holding fee is non-refundable if you withdraw, provide false or incomplete information, fail Right to Rent checks, or fail to take reasonable steps to enter into the tenancy.

Move-In

Once approved, you'll receive an acceptance letter by email outlining next steps and how to confirm your move-in date.

Tenancy agreements, guarantor deeds, and related documents must be signed online before move-in. Rent and deposit must be paid by bank transfer on or before move-in day, as stated in the acceptance letter.

Deposit

The deposit is equal to five weeks' rent and is payable on or before move-in day.

Pets

Pets must be declared on your application form. If permitted at the property, they will be recorded in the tenancy. Additional tenancy terms may apply if pets are accepted. Please confirm pet acceptance before applying.

Your Details (GDPR)

For enquiries and viewings, your personal data will be retained for no longer than six months. Your details will not be shared with third parties unless necessary such as referencing.

Right to Rent (UK Home Office)

All tenants must pass Right to Rent checks, regardless of nationality. Supporting documents will be requested upon application. A government code of practice is available online for further guidance.

Disclaimer

Property details are provided in good faith as a general guide and do not form part of any offer or contract. Measurements are approximate; please verify dimensions before purchasing furniture or flooring.

Prospective tenants should make their own enquiries regarding furnishings, parking, and condition. Identification will be required during referencing and, where applicable, to comply with Money Laundering Regulations. Neither ABC nor its staff are authorised to make representations or warranties beyond these particulars.

Council Tax Band: C (Wirral Borough Council)
Deposit: £1,384
Holding Deposit: £275
Parking options: Driveway, Garage
Garden details: Enclosed Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains



Floor 0 Building 1

Approximate total area[1]
401 ft²
37.2 m²

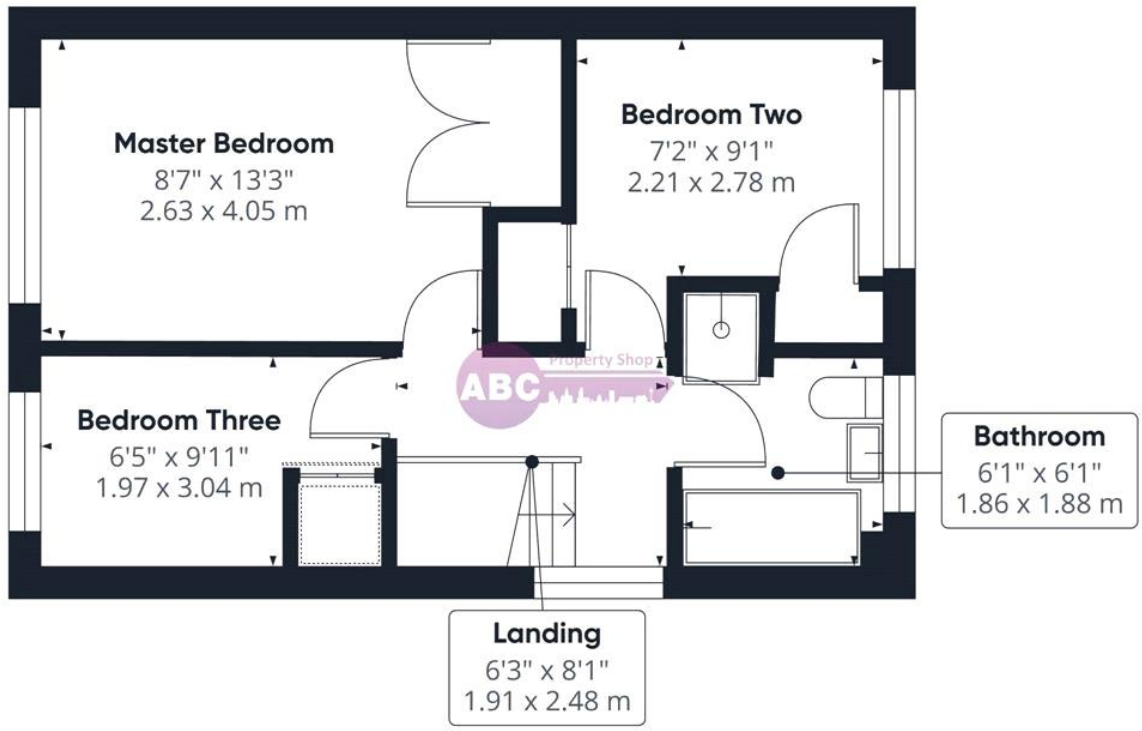
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

Approximate total area[1]
343 ft²
31.8 m²

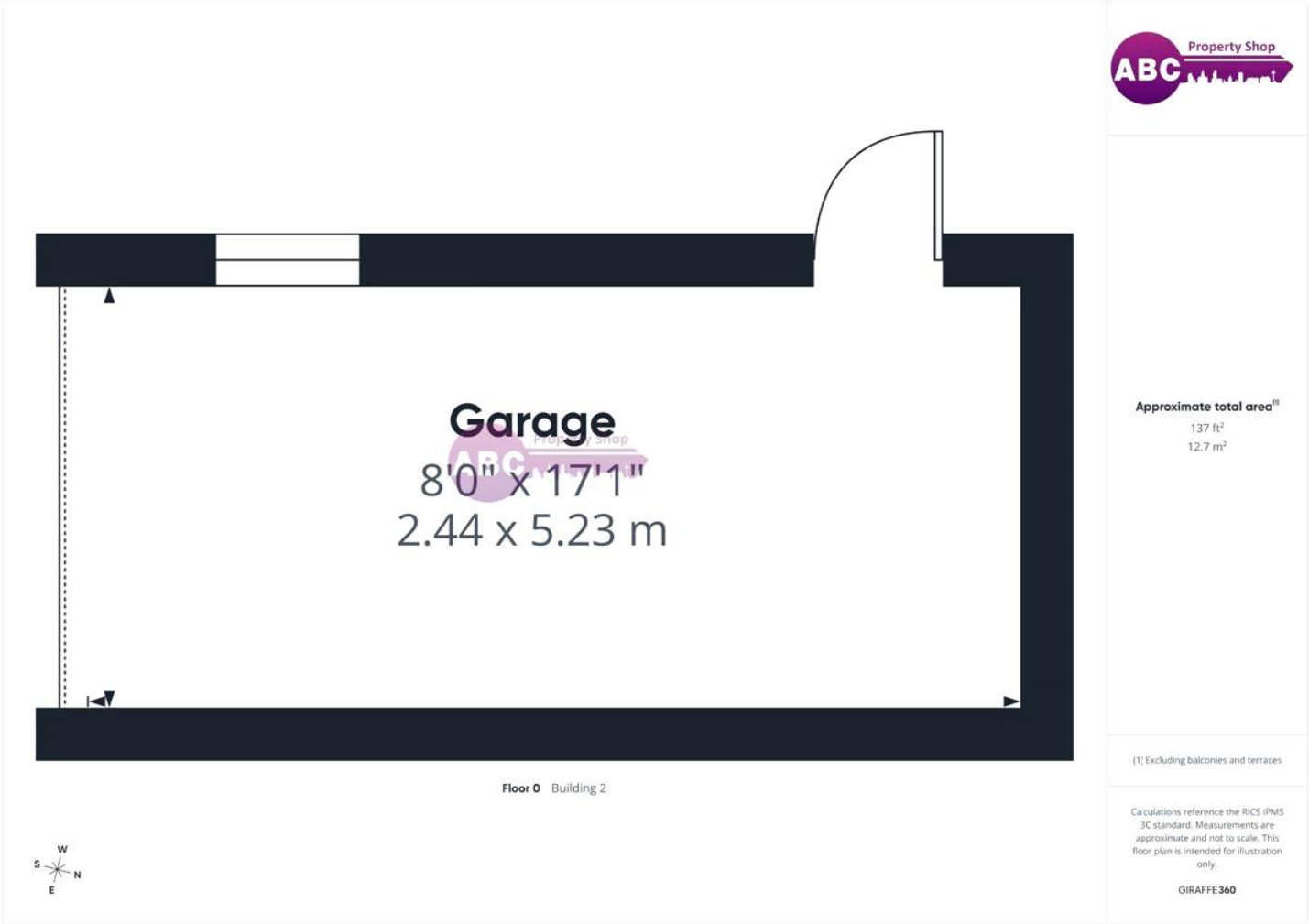
(1) Excluding balconies and terraces

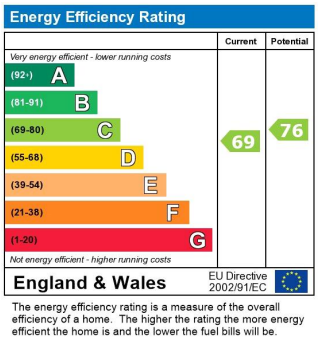
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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