



Freehold



Irby Road, Heswall

Price  
£339,950

1065705

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.

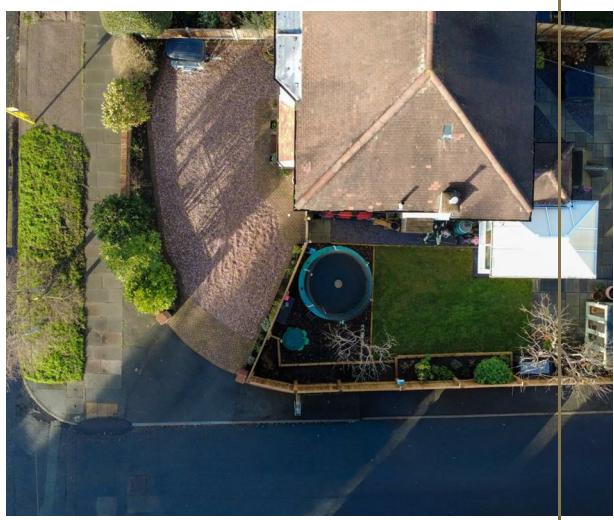
Parking is plentiful, with the addition of a driveway to the front and an additional driveway to the rear leading to a garage and workshop.

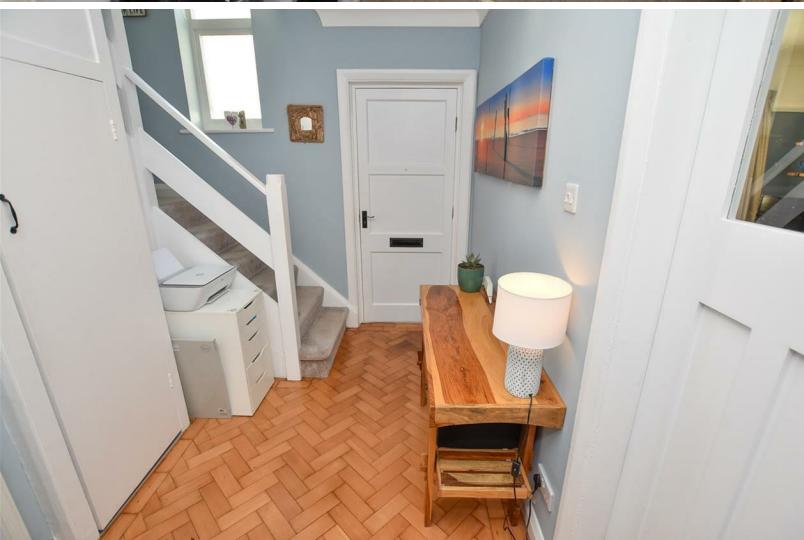
If you're looking for a spacious, well-presented family home in a highly convenient location close





to the centre of Heswall, excellent schools, and amenities, this property is a must-see.





## Floor Plan



## Viewing

Please contact our Brennan Ayre O'Neill - Bromborough Office on 0151 343 9060 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**Brennan Ayre O'Neill**  
Estate Agents | Surveyors | Property Managers

12 High Street, Bromborough, Wirral, CH62 7HA  
Tel: 0151 343 9060  
Email: [Bromborough@b-a-o.com](mailto:Bromborough@b-a-o.com)  
[www.b-a-o.com](http://www.b-a-o.com)



19657095