



## 5 Irby Avenue, Wallasey, CH44 5RS Offers In The Region Of £275,000



A stunning property added to the sales market in Irby Avenue, Wallasey, this delightful three-bedroom dormer bungalow offers a perfect blend of comfort and style. Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The tastefully decorated interiors create a warm and welcoming atmosphere throughout the home.

The beautifully designed kitchen is a standout feature, providing a modern space for culinary enthusiasts to create delicious meals.

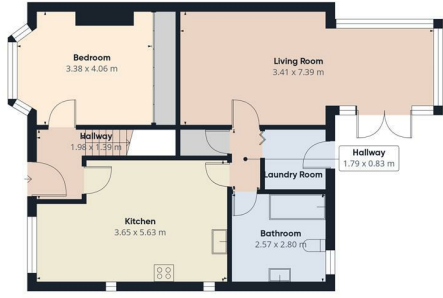
The property boasts three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is thoughtfully designed, ensuring that it meets all your needs with ease.

This dormer semi is not just a house; it is a home that promises comfort and functionality in a desirable location. With its appealing features and inviting ambiance, this property is perfect for families or anyone seeking a tranquil living space in Wallasey. Do not miss the opportunity to make this lovely bungalow your own.

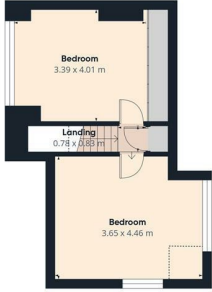
- Three Bedrooms
- Dormer Bungalow
- Two Reception Rooms
- Sun Room
- Modern Kitchen
- Family Bathroom
- Utility Room
- Rear Garden
- Sought After Location
- EPC Rating TBC

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Floor 0



Floor 1



Approximate total area\*  
106 m<sup>2</sup>  
Reduced headroom  
0.9 m<sup>2</sup>

(†) Excluding balconies and terraces.

Reduced headroom  
Below 1.5 m

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

GIRAFÉ 360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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