



9 Backford Road, Irby
Wirral

Offers Over **£675,000**



- Showstopping Three Bedroom Detached Dormer Bungalow
- Prime Position In Irby With Scenic Views Over Rolling Fields
- Recently Developed To The Most Exemplary Specifications
- Elegant Entrance Hall & Beautifully Finished Family Lounge
- Striking Open Plan Kitchen/Dining Area & Convenient Utility
- Three Spacious & Impeccably Presented Double Bedrooms
- Ensuite, Downstairs Shower Room & Family Bathroom Suite
- Charming Wrap-Around Garden, Off-Road Parking & Garage

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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Irby, Wirral

Far surpassing all expectations is this showstopping three bedroom detached bungalow, enjoying an enviable position in the desirable area of Irby with a picturesque rear aspect over rolling fields. Proudly presented to the sales market by appointed agents Move Residential, this property has been recently redeveloped to the very highest specifications and boasts generous and versatile living proportions thoughtfully arranged to meet the needs of modern living. Showcasing immaculately presented interiors and a stylish décor throughout, this promises to make an incomparable forever home for an extremely lucky family.

Upon entering the residence, you are greeted by a striking entrance hall which sets a precedent for the accommodation to follow, leading through to a spacious family lounge which is awash with natural light courtesy of bi-fold doors providing seamless access out to the garden. Beautifully finished in a fresh contemporary décor featuring plush carpeting, this presents a welcoming space to relax and unwind. At the heart of the home is an open plan kitchen diner which is certain to impress even the most discerning of buyers, featuring a skylight and bi-fold doors which illuminate the space in daylight. The kitchen is complete with a range of elegant fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances.



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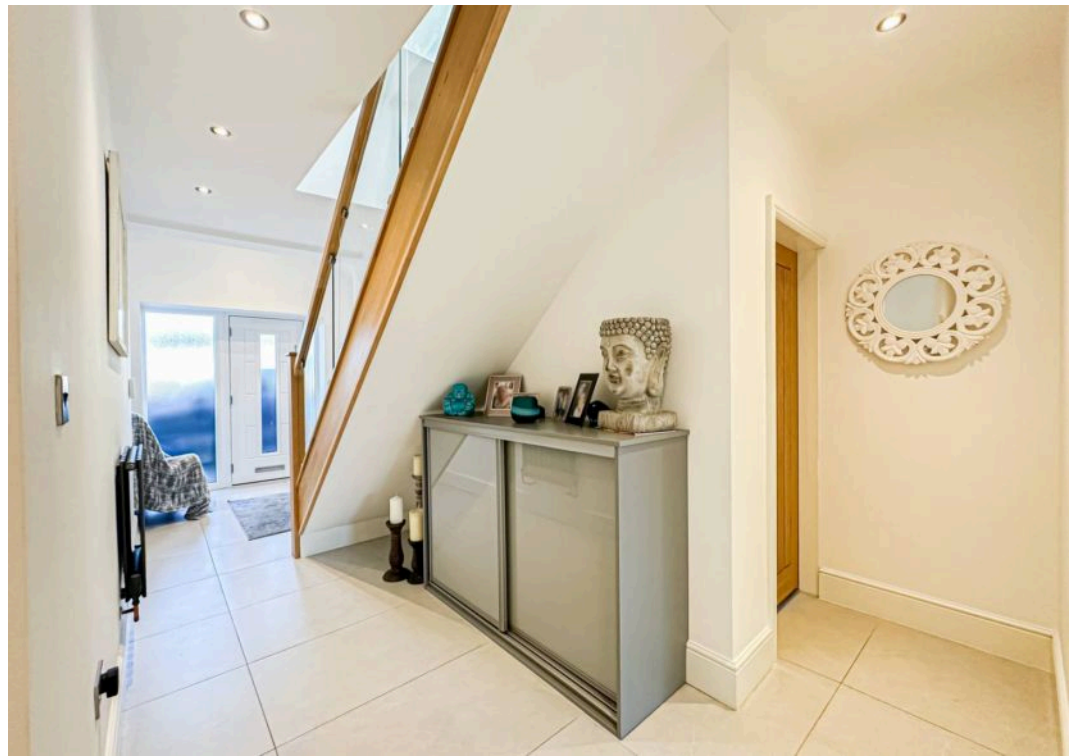
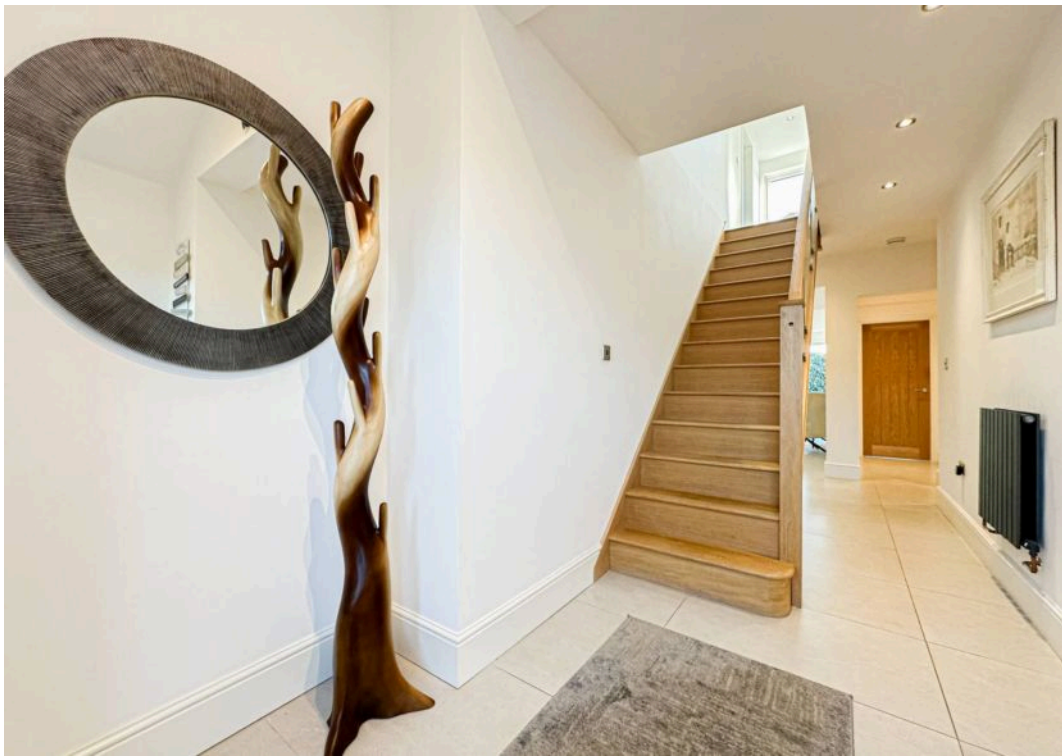
Irby, Wirral

A breakfast bar provides the ideal spot for more casual dining and with ample room to accommodate a dining table, this provides the ultimate social setting, perfectly suited for enjoying family mealtimes and entertaining on a larger scale. Continuing through you will find two generously sized and impeccably presented double bedrooms, one of which enjoys a deluxe ensuite shower room, and concluding the extensive ground floor is a well-equipped utility room accessed via the kitchen, and a contemporary style family shower room. At the pinnacle of the property, the second floor is home to the third and final sumptuous bedroom, accompanied by a luxurious three-piece family bathroom suite featuring a freestanding bathtub.

Externally, the property is further enhanced by meticulously maintained wrap-around gardens which provide a fantastic outdoor space for the whole household to enjoy. A neatly manicured lawn offers ample room for recreational activities, whilst a smartly paved patio area presents a serene setting for al-fresco dining and entertaining. To the front, a driveway provides ample off-road parking, and a garage offers additional storage space.

A viewing is highly recommended to fully appreciate the spacious proportions, high quality finishes and idyllic setting that this magnificent residence has to offer.

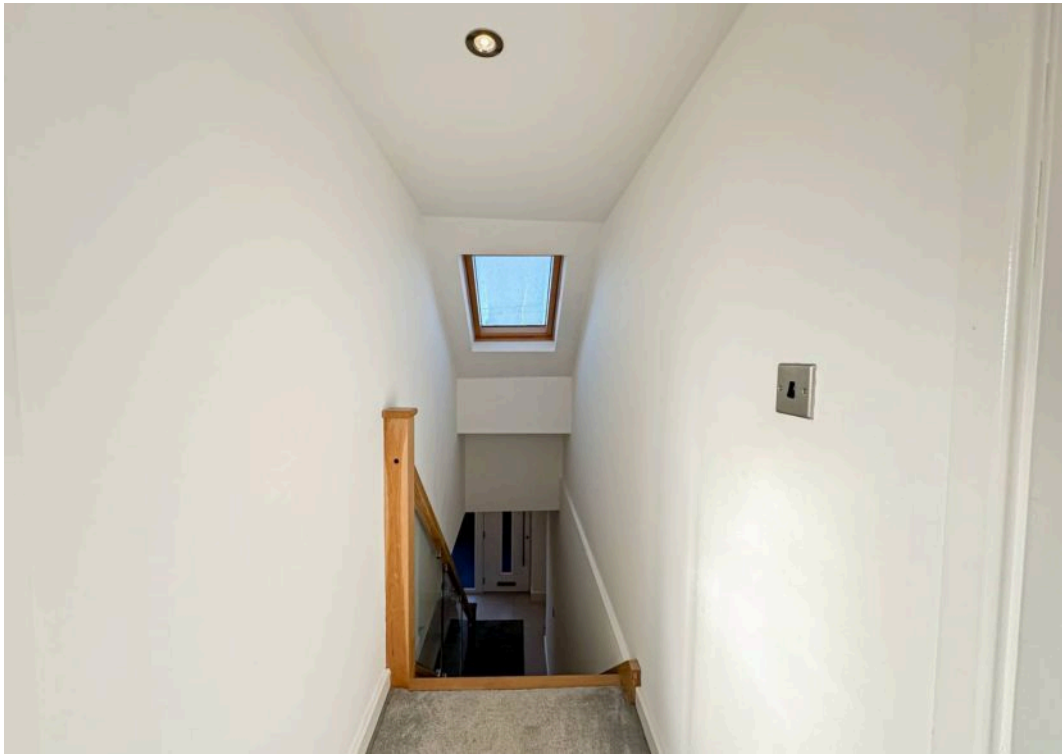










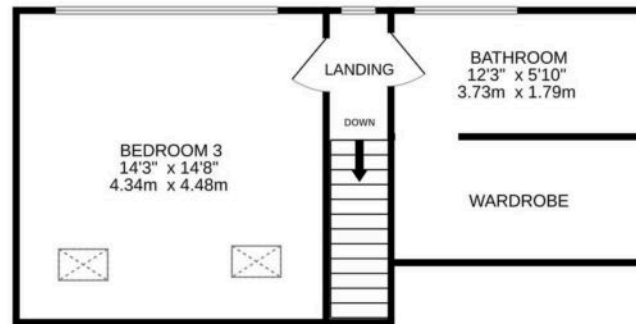
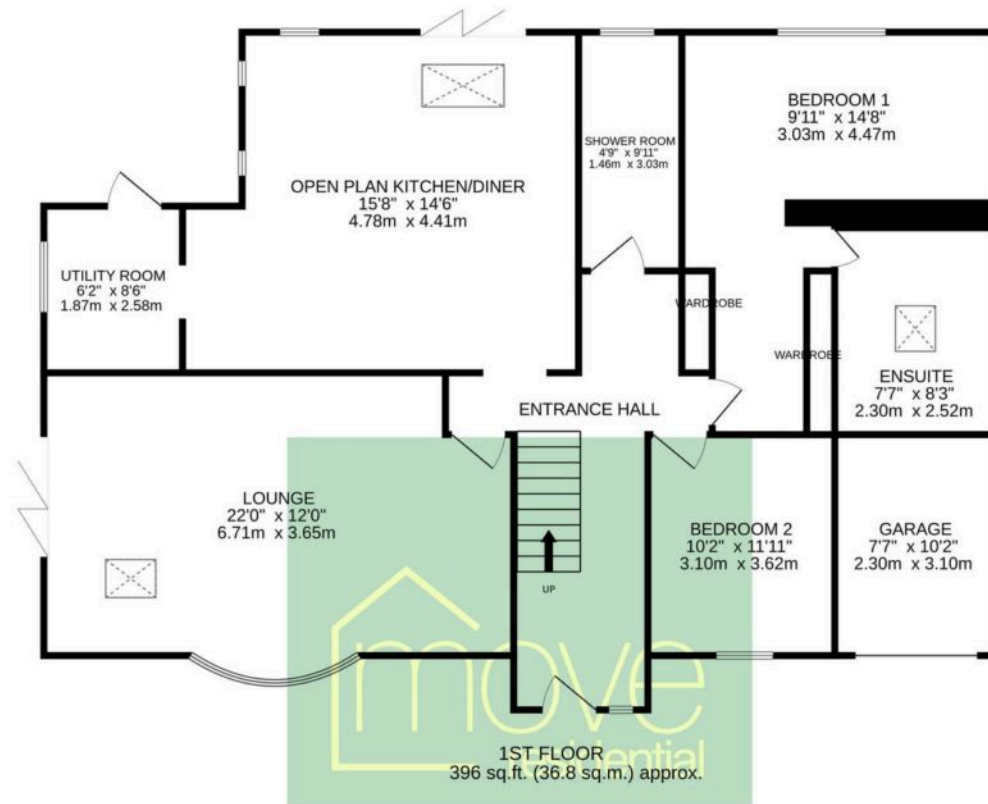








GROUND FLOOR
1231 sq.ft. (114.3 sq.m.) approx.



TOTAL FLOOR AREA : 1627 sq.ft. (151.2 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.