



**Irby Road, Pensby**  
Wirral

Offers Over **£300,000**



- Delightful Three Bedroom Semi Detached Home
- Prime Location In The Desirable Area Of Pensby
- Generously Proportioned & Beautifully Presented
- Inviting Entrance Hall & Welcoming Living Room
- Modern Fitted Kitchen Diner With French Doors
- Two Substantial Double Bedrooms & Single Room
- Newly Fitted Contemporary Style Bathroom Suite
- Substantial Low-Maintenance Garden & Driveway

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

# Irby Road

## Pensby, Wirral

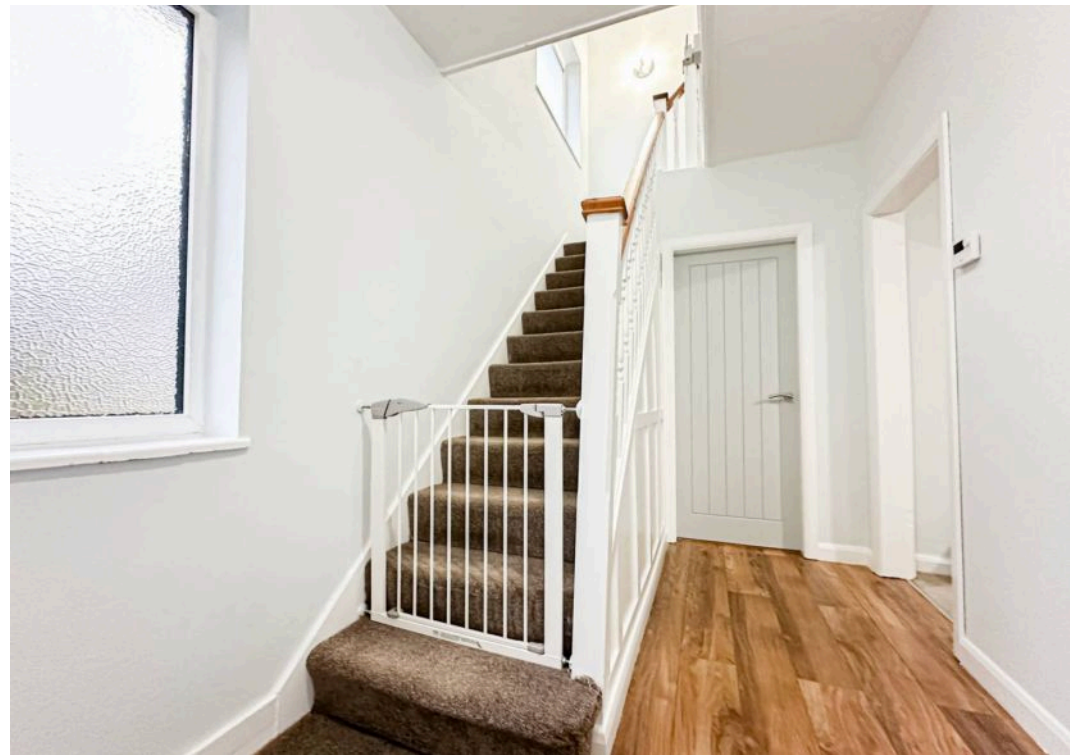
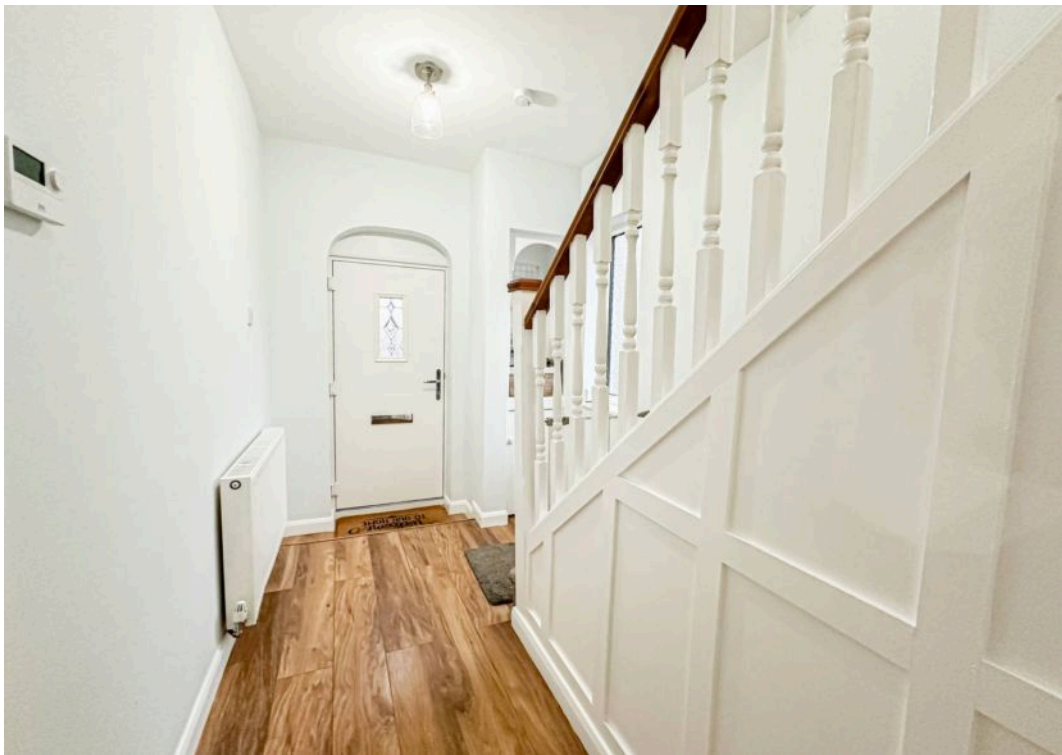
This delightful three bedroom semi detached property, enjoying a prime location in the desirable area of Pensby, is proudly presented to the sales market by appointed agents Move Residential. Modern and beautifully presented throughout, this promises to make a wonderful future home for a growing family.

An inviting entrance hall greets you into the property, leading through to a bright and spacious family lounge which offers a welcoming space to relax and unwind. Following this is an open plan kitchen diner presenting a social setting for enjoying family mealtimes and cooking in company. The kitchen is complete with a range of stylish fitted base and wall units and complementary worktops, whilst the dining area enjoys a set of French doors providing seamless access out to the rear garden and flooding the space with natural light.

Continuing up to the first floor, you will find two generously sized double bedrooms along with a single room, each finished to an excellent standard with the two primary bedrooms further benefiting from fitted wardrobes. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this home is a newly fitted contemporary style three-piece family bathroom suite.

Externally, the property further benefits from a substantial rear garden, consisting of a low-maintenance artificial lawn, smartly flagged patio and raised decking area, proving a fantastic outdoor space for al-fresco dining and entertaining. To the front, a driveway provides ample off-road parking for two/three vehicles.







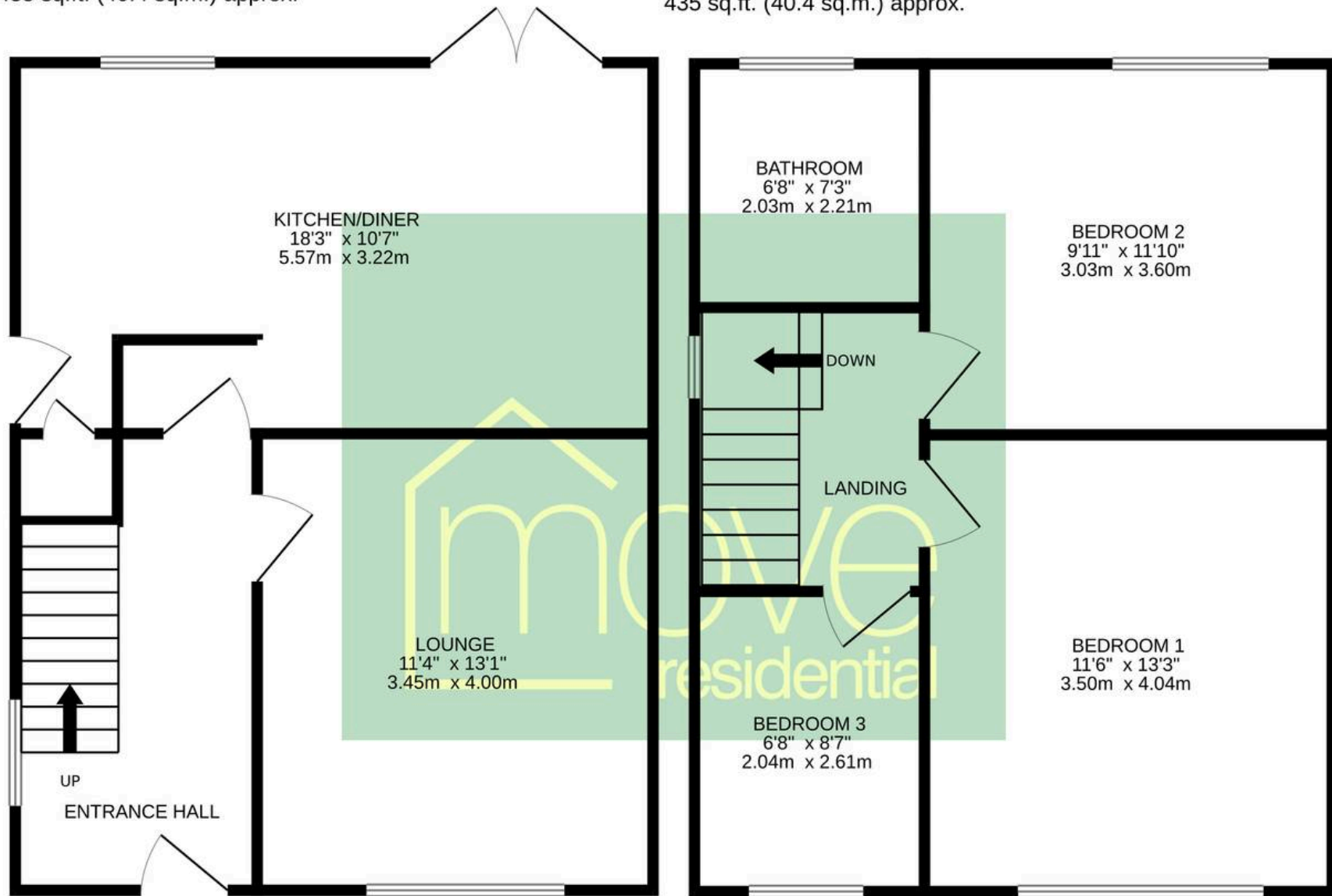






GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.8 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.

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