



**71 Irby Road, Heswall**  
Wirral

**£699,950**



- Idyllic Four Bedroom Detached Sandstone Cottage
- Generous Corner Plot in the Prime Location of Heswall
- Well Planned Accommodation Spanning Over 2000 Square Feet
- Hall, Three Reception Rooms, Modern Fitted Kitchen and W.C
- Four Well Proportioned Bedrooms, En Suite and Shower Room
- Ample Off Road Parking, Oversized Garage and Utility Area
- Beautifully Maintained, Private and Expansive Rear Garden
- Closer Inspection Essential to Appreciate this Superb Home in Full

Council Tax band: F

Tenure: Freehold

# Irby Road

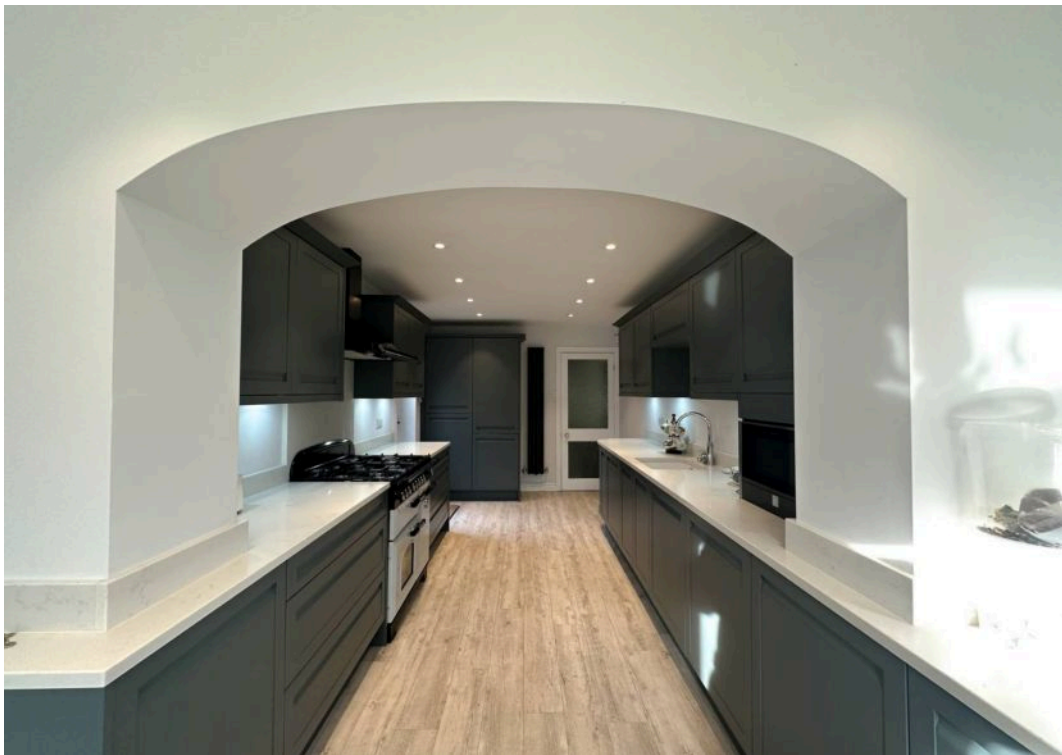
Heswall, Wirral

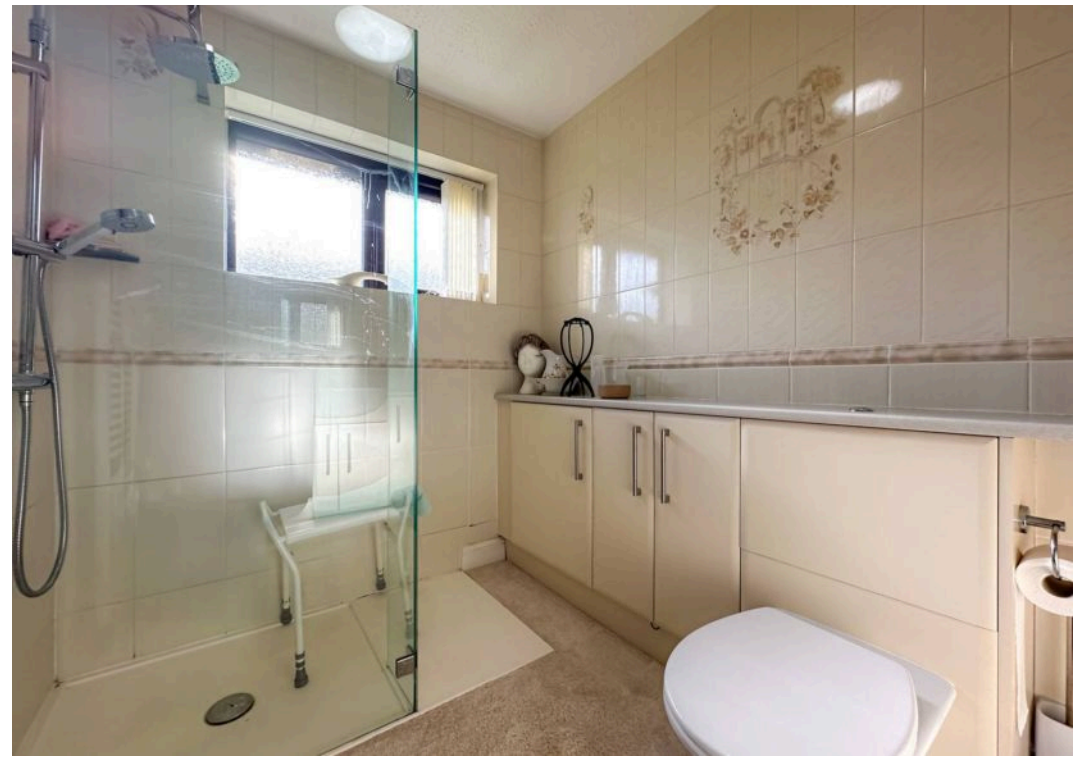
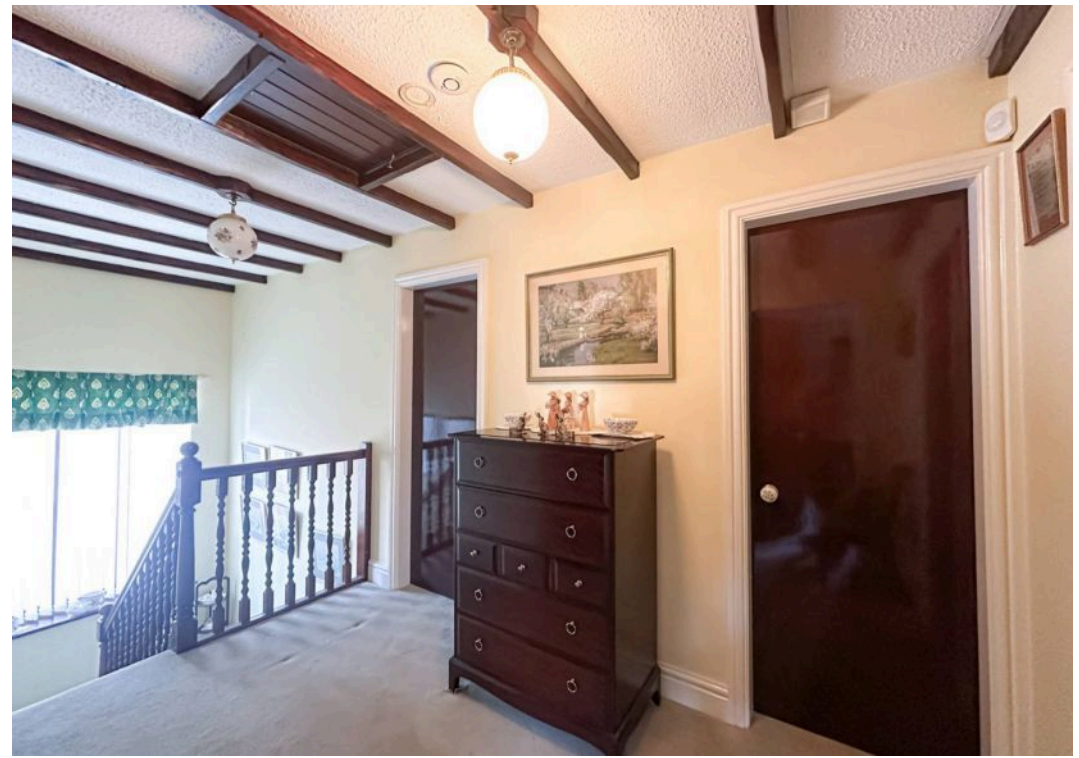
Nestled in the prime location of Heswall on a generous corner plot, this idyllic four bedroom detached sandstone cottage offers a rare blend of timeless character and contemporary comfort. Dating back to 1771 and thoughtfully updated, the home retains original features such as exposed beams and elegant fireplaces, seamlessly paired with modern finishes throughout. The well planned accommodation spans over 2,000 square feet, providing an inviting entrance hall, three versatile reception rooms perfect for relaxing or entertaining, and a stylish, modern fitted kitchen with quality appliances. A convenient W.C enhances the practicality of daily living. Upstairs, four well proportioned bedrooms await, including a principal suite with en suite facilities and a further shower room, ensuring ample space for family and guests alike. Additional benefits include an oversized garage with utility area, as well as ample off road parking for multiple vehicles. Completing this home perfectly are the expansive rear gardens, beautifully maintained with sweeping lawn and patio ares. This superb home is ideally positioned for access to the vibrant centre of Heswall, with highly regarded schools, boutique shops, and excellent transport links all within easy reach. Closer inspection is essential to fully appreciate the unique charm, generous proportions, and exceptional lifestyle this remarkable property has to offer.











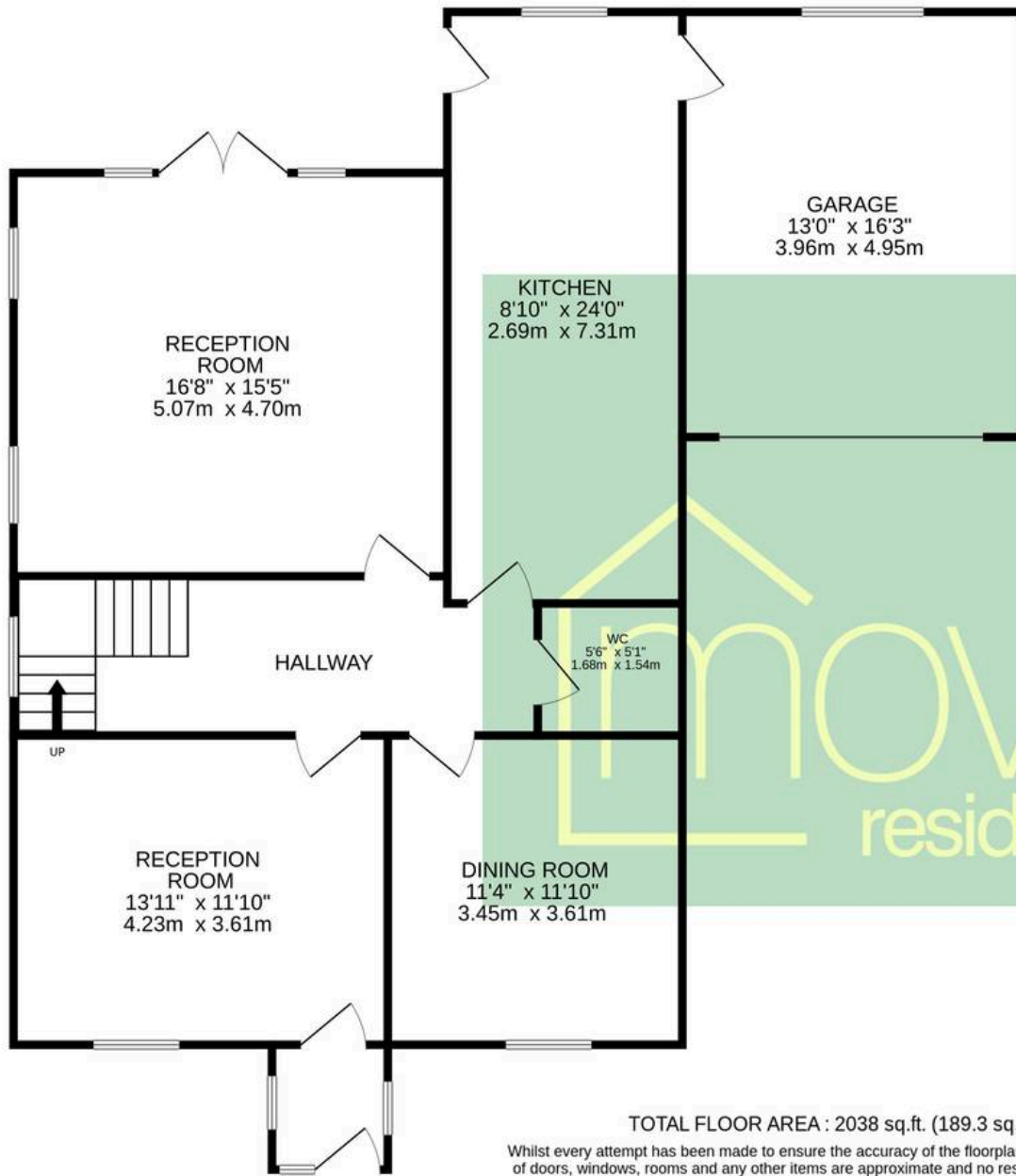




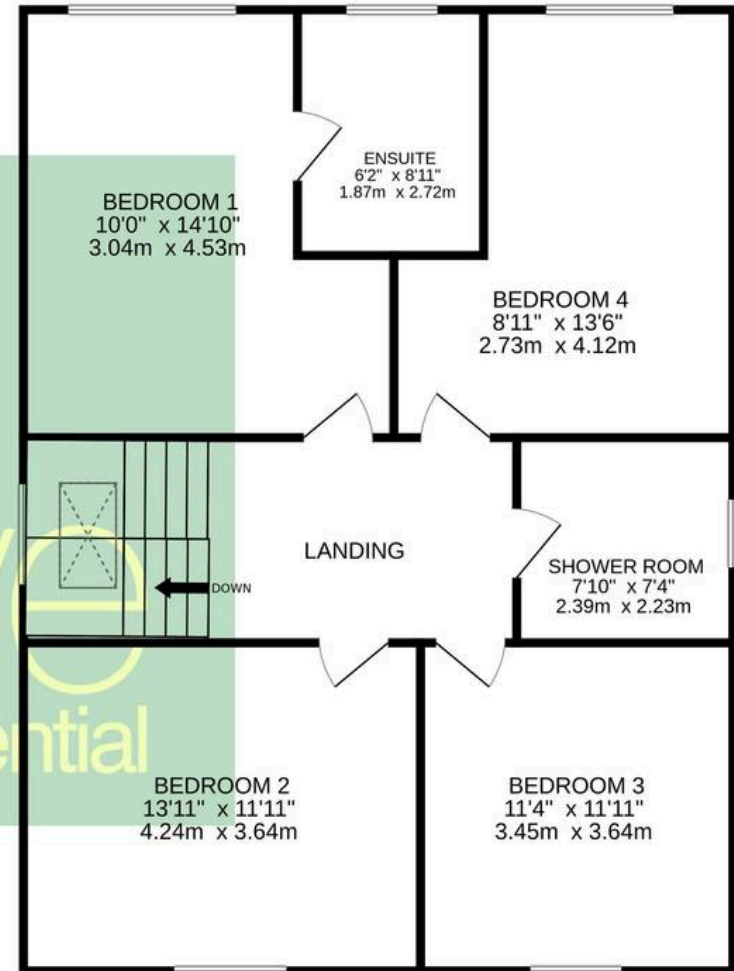




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2038 sq.ft. (189.3 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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