

FOR SALE

Offers in Excess of £750,000

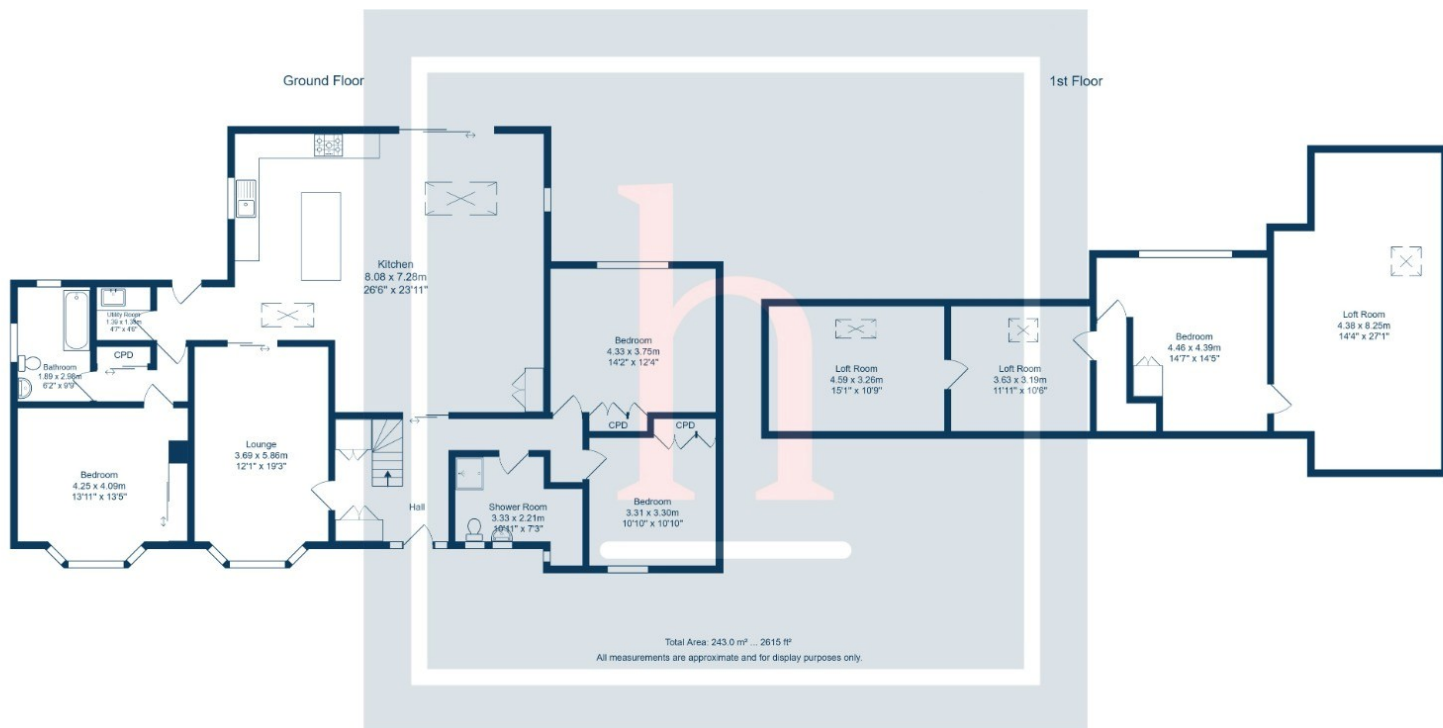
Sandy Lane North, Irby, Wirral. CH61 4XU



This exceptional family home is located in a prime setting, offering access to scenic walking routes that lead to the popular Royden Park. The property features meticulously maintained gardens, off-street parking, detached double garage and the option to acquire additional land upon request. With four bedrooms, two bathrooms, stunning open-plan kitchen, dining living space, separate lounge plus additional space prime for further development this home truly is one of a kind and would suit any buyer seeking flexible spacious accommodation all set within a unique semi rural location. A viewing is highly recommended to fully appreciate everything that this property has to offer!







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	