



**Seven Acres Lane, Thingwall, CH61 7XY**  
**£1,400 PCM**

4 Bedroom 1 Reception 3 Bathroom B

\*\*\* Stunning Family Home - Sought After Location - Modern Build - Must View \*\*\*

Hewitt Adams is delighted to offer TO LET this immaculate Four Bedroom, Three Bathroom Semi-Detached House on Seven Acres Lane, Thingwall.

The property is presented in immaculate condition, having just been redecorated throughout, and with all new carpets!

Split over three floors, the ground floor of the property consists of: Entrance Hallway, WC and an Open Plan Kitchen/Family Room. The first floor offers a family Bathroom and three Bedrooms, the Master with an En-Suite. The second floor offers a fourth Bedroom with an En-Suite.

Externally there is a Driveway and rear Garden.

Small Pets Considered, No Smokers, Unfurnished.

### Entrance

Composite door to the Hallway.

### Hallway

Radiator, LVT flooring, cupboard, staircase to the first floor accommodation.

### WC

WC, wash basin with mixer tap, LVT flooring, window to the side elevation.

### Lounge/Diner

27'10x11'14 (8.48mx3.35m)

Sliding patio doors to the rear elevation, window to the front elevation, two radiators, LVT flooring, inset spot lights.

### Utility Room

Base units with worktops, inset sink and drainer with mixer tap, space for free standing white goods, LVT flooring, uPVC door to the side elevation.

### Kitchen

8'10x7'11 (2.69mx2.41m)

Wall and base units with worktops, inset sink and drainer with mixer tap, wall mounted boiler, integrated appliances include: Dishwasher, fridge/freezer, double oven, hob and extractor fan. LVT flooring, window to the rear elevation.

### First Floor Landing

#### Master Bedroom

12'9x11'2 (3.89mx3.40m)

Window to the front elevation, radiator, built in cupboard.

#### En-Suite

Shower cubicle with mixer shower, WC, wash basin with mixer tap, heated towel radiator, LVT flooring, partially tiled walls, extractor fan,

#### Bedroom 2

11'6x11'5 (3.51mx3.48m)

Window to the rear elevation, radiator, built in cupboard.

#### Bedroom 3

7'11x7'11 (2.41mx2.41m)

Window to the side elevation, radiator.

### Bathroom

Bath with mixer tap and shower attachment, WC, wash basin vanity unit with mixer tap, heated towel radiator, partially tiled walls, LVT flooring, window to the side elevation.

### Second Floor Landing

Velux sky light.

### Bedroom 4

13'04x13'03 (4.06mx4.04m)

Two Velux sky lights, radiator, eaves storage.

### En-Suite

Shower cubicle with mixer shower, WC, wash basin with mixer tap, heated towel radiator, LVT flooring, partially tiled walls, extractor fan,

### Externally - Front Elevation

Driveway for multiple cars.

### Externally - Rear Elevation

A landscaped rear garden which has a paved patio area, laid to lawn section and fenced boundaries.

