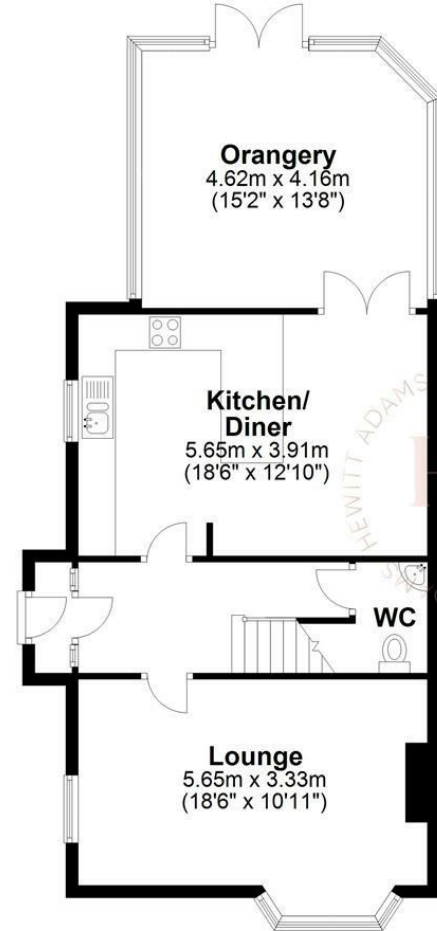




Ground Floor
Approx. 73.7 sq. metres (793.4 sq. feet)



First Floor
Approx. 55.3 sq. metres (595.4 sq. feet)



Total area: approx. 129.0 sq. metres (1388.8 sq. feet)
For illustration purposes only - not to scale

Thingwall Road, Wirral, Merseyside CH61 3XA

£375,000

3 Bedroom 2 Reception 2 Bathroom D

Set in the heart of ever-popular Irby, just moments from peaceful woodland walks and open fields, this beautifully enhanced home offers the perfect balance of village charm and modern family living. With Irby Village a short stroll away and Heswall and West Kirby within easy reach, this is a lifestyle as much as a home. Hewitt Adams are delighted to present this exceptional three bedroom semi-detached property on Thingwall Road – a much-loved home that has been thoughtfully improved to create bright, flowing living spaces ideal for both everyday life and entertaining.

At the heart of the home lies a stunning OPEN PLAN KITCHEN DINER, expertly opened up to create a sociable and spacious hub. This space seamlessly extends into a superb year-round orangery, recently upgraded with a new roof, transforming it into a versatile second reception room filled with natural light – perfect for relaxing, dining or hosting guests in every season.

The current owners have invested significantly in the property, including re-rendering the exterior, updating the bathroom, installing fitted blinds and more – all contributing to the home's fresh, stylish and move-in-ready feel. Throughout, the property impresses with its generous room sizes and wonderfully light, airy atmosphere.

In brief, the accommodation comprises: entrance porch, welcoming hallway, W.C., comfortable lounge, the impressive open plan kitchen diner and the bright orangery. Upstairs, there are THREE GENEROUS BEDROOMS, with a particularly spacious master bedroom offering flexibility to be divided and create a fourth bedroom if desired, alongside a modern family bathroom.

Externally, the property continues to impress with a private driveway, detached garage, and a large, private rear garden – ideal for families, children and pets to enjoy. Homes of this quality in such a desirable location rare.

Front Entrance

Porch

Tiled floor, door into:

(Open Porch)

Hallway

Staircase to first floor, power points, radiator

W.C

Low level W.C, wash hand basin, fully tiled, with storage space under the stairs

Lounge

10'11" x 18'2" (3.33 x 5.56)

Double glazed window with shutters to front and side making this a bright and airy space, radiator, power points, TV point, gas fire

Open Plan Kitchen Diner

12'9" x 18'6" (3.91 x 5.65)

Modern and stylish integrated kitchen with fitted wall and base units, worktop surfaces and central peninsula island, integrated double oven and integrated induction hob with extractor hood above, integrated dishwasher, integrated washer dryer, integrated fridge freezer, double glazed window to side aspect, inset sink. Ample space for a large dining room table and lounging area. Opens into:

Orangery

13'7" x 15'1" (4.16 x 4.62)

Large orangery with power points, radiator, double glazed patio door to rear.

With a new pitched roof - this room can readily be classed as a full reception room that is usable throughout the year

UPSTAIRS

Bedroom 1

10'10" x 16'7" (3.32 x 5.07)

Double glazed window to front and side aspect with shutters, radiator, power points, fitted wardrobes

Such is the size of this room that the owners have previously investigated splitting this master bedroom in two to create a fourth bedroom. This could be readily and inexpensively achieved

Bedroom 2

10'10" x 13'4" (3.32 x 4.08)

Double glazed window to rear overlooking the garden, radiator, power points, fitted wardrobe

Bedroom 3

9'5" x 7'3" (2.89 x 2.22)

Double glazed window with shutters, radiator, power points

Bathroom

Stylish modern bathroom suite with bath with shower above, low level w.c, wash hand basin vanity, fully tiled, double glazed window

Garage

With power and lighting. Garage roof replaced in 2018

EXTERNALLY

Front Aspect - Private driveway to front aspect leading to the Garage, side gate access to the rear garden

Rear Aspect - Generous private garden with large lawned area. Very private to the rear.

