



## Eton Drive, Wirral, CH63 1JS

Offers In The Region Of £425,000

3 Bedroom 2 Reception 2 Bathroom

Tucked away in the highly sought-after area of Thornton Hough, Eton Drive presents a splendid opportunity to acquire a charming dormer semi-detached bungalow. This spacious property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The open-plan kitchen diner is a delightful feature, providing a sociable space for family gatherings and culinary adventures.

The bungalow comprises three well-proportioned bedrooms, including two large double bedrooms located upstairs, ensuring ample space for family or guests. The property also benefits from two bathrooms, adding convenience to daily living.

In brief, the property affords: porch, hall, front-to-back lounge diner, kitchen diner, utility, bedroom with en suite, shower room, conservatory, integral garage. Upstairs there are two bedrooms and a large bathroom.

One of the standout features of this home is the south-facing rear garden, which offers far-reaching views over picturesque farmers' fields. This tranquil outdoor space is ideal for enjoying sunny afternoons or hosting summer barbecues.

With no onward chain, this property is ready for you to move in and make it your own. Eton Drive is not just a home, it is a lifestyle choice in a desirable location, combining comfort, space, and beautiful surroundings. This bungalow is a rare find and is sure to attract considerable interest. Do not miss the chance to view this exceptional property.

**Front Entrance**

Into:

**Porch**

Power point, door to:

**Hall**

Radiator, power points, stairs to first floor,

**Bedroom**

10'11" x 13'5" (3.34 x 4.09)

Double glazed window, radiator, power points, door to:

**En Suite**

W.C, hand wash basin vanity unit

**Lounge Diner**

28'3" x 12'11" (max) (8.63 x 3.96 (max))

Double glazed windows to front and rear, power points, radiators, gas fire, space for large dining table and chairs

**Shower Room**

Comprising walk in shower, W.C, hand wash basin tiled walls and floor, heated towel rail

**Kitchen Diner**

24'7" x 10'11" (7.50 x 3.34)

Wall and base units, integrated oven and grill, electric hob, inset sink, integrated dishwasher, integrated fridge, double glazed window, sliding door to conservatory

**Utility**

11'10" x 5'2" (3.62 x 1.58)

Wall and base units, inset sink, space and plumbing for washing machine, radiator, door to side access, door to garage

**Conservatory**

14'5" x 12'11" (4.41 x 3.95)

Overlooking the rear garden and sprawling fields behind, power points, electric heaters

**Garage / Secondary Utility**

Wall and base units, power points, space for additional white goods, door to side access

**First Floor**

**Bedroom**

16'4" x 11'11" (4.98 x 3.65)

Double glazed window, radiator, power points, generous eaves storage, Velux window

**Bedroom**

15'11" x 13'0" (4.86 x 3.97)

Double glazed window, radiator, power points, generous eaves storage, Velux window

**Bathroom**

Comprising bath with shower above, W.C, hand wash basin, radiator, integrated wardrobe/storage

**Externally**

Front - driveway parking for multiple cars

Rear - spacious garden laid to lawn and patio with far reaching views over the fields behind

