



Total area: approx. 119.2 sq. metres (1283.5 sq. feet)  
For illustration purposes only - not to scale

## Ryland Park, Wirral, CH61 9QJ

£290,000

3 Bedroom 2 Reception 1 Bathroom

\*\*Three Bedroom - Sought After Thingwall Location - Sold With No Onward Chain\*\*

Hewitt Adams is delighted to offer to the market this THREE BEDROOM semi detached home on the POPULAR Ryland Park in Thingwall.

Coming to the market in well maintained condition, and sold with NO ONWARD CHAIN.

Ideal for FIRST TIME BUYERS, as a STARTER FAMILY HOME or even for downsizers.

In brief the accommodation affords: hall, lounge opening to dining room, kitchen, w.c. Upstairs there are three GENEROUSLY SIZED bedrooms and a modern shower room.

With a driveway, integral garage and a low maintenance rear garden laid to patio.

Fully double glazed and with gas central heating.

Sold with NO ONWARD CHAIN - Call Hewitt Adams on 0151 342 8200.

**Front Entrance**

Into:

**Hall**

Double glazed windows, radiator, power points, stairs to first floor

**Lounge**

15'5" x 10'7" (4.70 x 3.24)

Double glazed window, radiator, power points, gas fire, opens to:

**Dining Room**

8'6" x 13'11" (2.61 x 4.26)

Double glazed window, radiator, power points

**Kitchen**

11'7" x 14'0" (3.54 x 4.29)

Wall and base units, integrated oven and grill, gas hob, inset sink and drainer, integrated dishwasher, space for tall fridge freezer, space for breakfast table and chairs, double glazed window, door to rear

**W.C.**

4'11" x 4'0" (1.51 x 1.24)

Wash hand basin, w.c, door to integral garage

**Garage**

Power points, plumbing for washing machine

**First Floor**

**Bedroom One**

11'9" x 11'3" (3.60 x 3.45)

Double glazed window, radiator, power points, integral wardrobe

**Bedroom Two**

11'10" x 12'10" (3.63 x 3.93)

Double glazed window, radiator, power points, integral cupboard

**Bedroom Three**

12'0" x 8'0" (3.68 x 2.46)

Double glazed window, radiator, power points

**Shower Room**

8'4" x 7'7" (2.56 x 2.33)

Comprising shower, w.c, wash hand basin vanity, heated towel rail, tiled floor, part tiled walls, double glazed window

**Externally**

Front - large frontage with paved drive for one car and gravel section. Access to integral garage via an up and over door

Rear - low maintenance garden laid to patio with side gate access to the front

