



Kings Drive, Wirral, CH61 9QG
£1,400 PCM

 3 Bedroom  3 Reception  1 Bathroom  C

*** Walk In Wow Factor - Solar Panels - Immaculate Condition - Rare Rental Property ***

Hewitt Adams is delighted to present this absolutely incredible three-bedroom extended semi-detached home on Kings Drive in Thingwall.

Ideally situated for commuters, the property offers excellent access to Birkenhead, Liverpool and Chester via nearby motorway links, while Arrowe Park Hospital is just a short drive away. The area is also well regarded for its excellent local schooling and amenities.

The accommodation briefly comprises an entrance hallway, lounge, and a spacious open-plan living area leading into a modern kitchen diner, along with a separate utility area.

To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a driveway, a sunny rear garden and ample storage space. Further advantages include the addition of solar panels.

The property is offered part furnished, pets will not be considered due to the landlords allergies, and it is strictly no smokers

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Entrance

uPVC door to the Hallway.

Hallway

Staircase, mirror wardrobe storage.

Lounge

13'04x11'05 (4.06mx3.48m)

Log burner, radiator, open to the Living space.

Living Space

17'06x10'01 (5.33mx3.07m)

This is the extended part of the house which floods everywhere with natural light - benefiting from windows and a set of French doors to the rear elevation, two large Velux sky lights and two radiators, open to the Kitchen /Diner.

Kitchen / Diner

17'11x 14'03 (max) (5.46mx 4.34m (max))

A lovely and bright modern kitchen / diner fitted with a range of wall and base units, complemented by an inset composite sink with drainer and chrome mixer tap. Integrated appliances include an electric oven and hob with overhead extractor fan, fridge / freezer and a slimline dishwasher. The space further benefits from tiled flooring, a window to the front elevation, a UPVC door leading to the side utility, and space for a washing machine.

Utility / Storage / WC

Wall mounter boiler, WC, storage space, uPVC door to the side of the property.

Landing

Window to the front elevation.

Bedroom 1

13'04x10'04 (4.06mx3.15m)

Window to the rear elevation, radiator.

Bedroom 2

10'08x10'02 (3.25mx3.10m)

Window to the rear elevation, radiator.

Bedroom 3

9'03x7'03 (2.82mx2.21m)

Window to the front elevation, radiator.

Bathroom

Bath with mixer tap and electric shower, WC, wash basin with mixer tap, tiled walls, two windows to the side elevation.

Externally - Front Elevation

Gated access to the rear, Driveway and established privacy hedge.

Externally - Rear Elevation

An extremely sunny rear Garden which is mainly laid to lawn with a concrete print patio area and fenced boundaries.

Storage

There is a brick built store room in the garden as well as a shed.

Solar Panels

Gas & Electricity is with Octopus and the landlord has advised at the time of listing this property they offer the best rates for exporting electricity from the installed 7 x 400 W Q-cell panels

