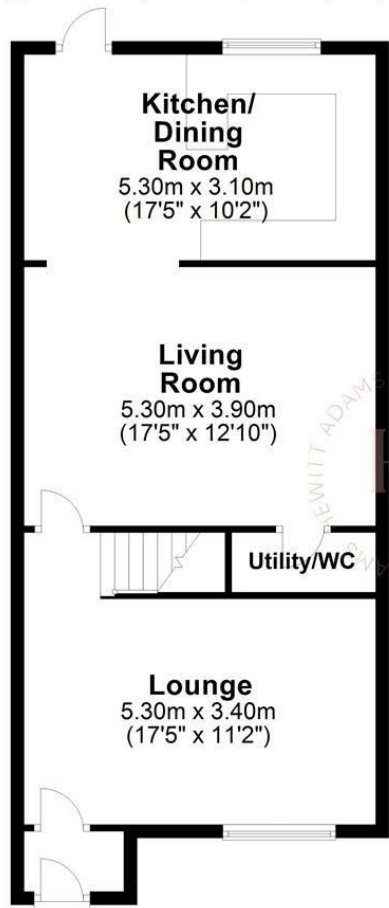
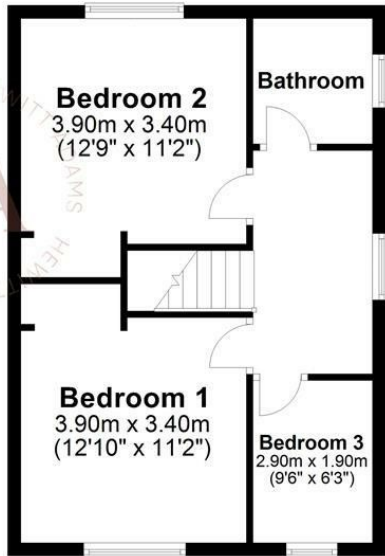




**Ground Floor**  
Approx. 63.0 sq. metres (678.6 sq. feet)



**First Floor**  
Approx. 43.0 sq. metres (462.7 sq. feet)



Total area: approx. 106.0 sq. metres (1141.3 sq. feet)  
For illustration purposes only - not to scale



**Beverley Gardens, Thingwall, Wirral CH61 7XU**  
**£325,000**

 3 Bedroom  2 Reception  1 Bathroom 

**\*\*Three Bedroom Semi - Large Rear Garden - Modern Open Plan Kitchen Diner\*\***

Hewitt Adams is thrilled to market this modern, stylish THREE BEDROOM semi located on the popular Beverley Gardens cul-de-sac in Thingwall.

The property boasts a HUGE REAR GARDEN that is a particular selling feature!

Modernised and in fantastic condition, this is a brilliant turn-key move!

With a modern OPEN-PLAN kitchen diner with a LANTERN CEILING flooding the space with light, all the while overlooking the huge rear garden which is a fabulous outdoor entertaining space. Also boasting a downstairs W.C., which is always useful.

In brief the accommodation affords: entrance porch, lounge, open-plan kitchen dining living space, downstairs W.C. and utility area. Upstairs there are three bedrooms and a family bathroom. With driveway and a LARGE REAR GARDEN that is an incredible size and perfect for families with children.

Call Hewitt Adams on 0151 342 8200 to view.



Front Entrance

Into:

Porch

Door into:

Lounge

11'1" x 17'4" (3.4 x 5.3)

Double glazed window, fireplace, radiator, power points

Living Room

17'4" x 12'9" (5.3 x 3.9)

Radiator, power points, TV point

Opens into the kitchen dining area and is flooded with light courtesy of the lantern ceiling, with a door to a utility / W.C.

W.C & Utility

W.C and hand wash basin, space and plumbing for washing machine

Kitchen Diner

10'2" x 17'4" (3.1 x 5.3)

Modern and OPEN-PLAN with lantern ceiling, modern fitted stylish kitchen with wall and base units, peninsula island, inset sink, integrated appliances that include oven, hob and grill and dishwasher, double glazed window. double glazed patio doors out to the HUGE REAR GARDEN.

UPSTAIRS

Bedroom One

11'1" x 12'9" (3.4 x 3.9)

Double glazed window, radiator, power points

Bedroom Two

11'1" x 12'9" (3.4 x 3.9)

Double glazed window, radiator, power points

Bedroom Three

9'6" x 6'2" (2.9 x 1.9)

Double glazed window, radiator, power points

Bathroom

Modern bathroom suite comprising shower, bath, low level w.c, wash hand basin, double glazed window

EXTERNALLY

With off-road driveway parking, and a HUGE REAR GARDEN that comprises of decked areas, hot tub area and large lawned garden with a home-bar area / bbq area and summerhouse

