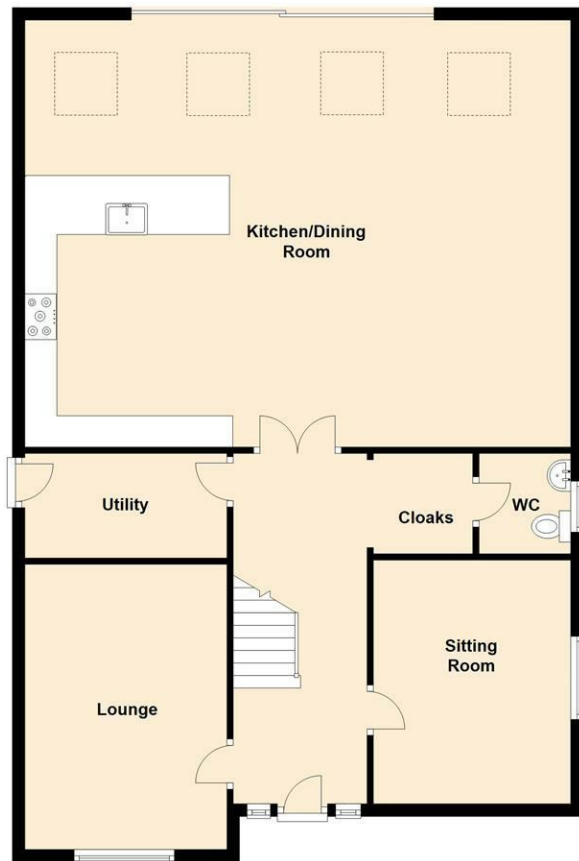
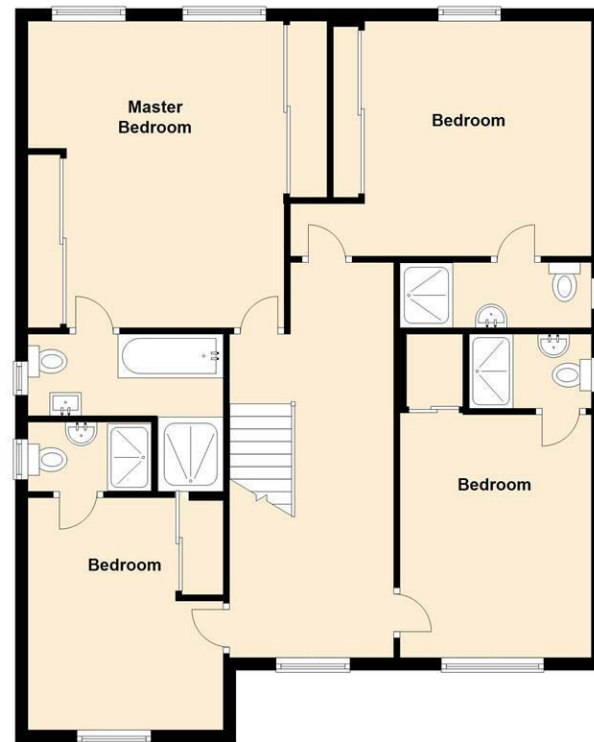




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.

### Barnston Road, Thingwall, Merseyside CH61 1AT

£699,950

4 Bedroom 3 Reception 4 Bathroom

\*\*\* Walk In Wow Factor - Modern Imposing Four Bedroom Detached House - Open Plan Living - South Facing - No Chain! \*\*\*

Hewitt Adams is delighted to offer FOR SALE this superb, modern DETACHED family home. With FOUR BEDROOMS & FOUR BATHROOMS and a HUGE OPEN-PLAN KITCHEN.

Recently built and finished to the HIGHEST SPECIFICATION - this remarkable property is bound to appeal to buyers. With a fantastic CONTEMPORARY AESTHETIC - this property packs lots of KERB-APPEAL!

In brief the property consists of: Entrance Hallway, Lounge, Sitting Room, WC/Cloaks, Open Plan Kitchen/Family Room, Utility Room, Four Bedrooms, all of which are equipped with En-Suites. Externally there is a Driveway, Garage and sunny SOUTH FACING rear Garden.

A short distance from local shops and amenities. And just minutes in the car from Heswall, Irby and Arrowe Park. Benefiting from being sold with NO ONWARD CHAIN!

Please call 0151 342 8200 for more information or to book a viewing.

**Entrance**

Composite front door to the Hallway.

**Hallway**

Karndean flooring, radiator, oak staircase with glass panels, alarm panel.

**Lounge**

14'11x10'07 (4.55mx3.23m)

Window to the front elevation, radiator.

**Sitting Room**

12'09x9'11 (3.89mx3.02m)

Window to the side elevation, radiator.

**Kitchen/Family Room**

28'07x22'04 (8.71mx6.81m)

Wall and base units with quartz work tops and up stands. Integrated appliances include Tall fridge, dishwasher, wine cooler, microwave, electric cooker, five ring gas hob, and extractor fan. The room is flooded with natural lights via the large sliding patio doors to the rear elevation, four Velux sky lights and two windows to the side elevation. There are three radiators, inset LED spot lights and Karndean flooring.

**Utility Room**

Wall and base units, space and plumbing where needed for free standing white goods, composite door to the side elevation, extractor fan, radiator.

**WC**

WC, wash basin vanity unit with mixer tap, window to the side elevation.

**Landing**

Cupboard housing the boiler and water tank, storage space, loft access.

**Master Bedroom**

16'01x13'00 (4.90mx3.96m)

Two windows to the rear elevation, radiator, fitted wardrobes and cupboards.

**En-Suite**

Panel bath with mixer tap, Double shower cubicle, WC,

wash basin vanity unit with mixer tap, partially tiled walls, extractor fan, chrome towel rail, window to the side elevation.

**Bedroom 2**

12'10x11'03 (3.91mx3.43m)

Window to the rear elevation, radiator, fitted wardrobe.

**En-Suite**

Double shower cubicle, WC, wash basin vanity unit with mixer tap, partially tiled walls, extractor fan, chrome towel rail, window to the side elevation.

**Bedroom 3**

11'02x10'06 (3.40mx3.20m)

Window to the front elevation, radiator, fitted wardrobes.

**En-Suite**

Double shower cubicle, WC, wash basin vanity unit with mixer tap, partially tiled walls, extractor fan, chrome towel rail, window to the side elevation.

**Bedroom 4**

11'02x10'05 (3.40mx3.18m)

Window to the front elevation, radiator, fitted wardrobe.

**En-Suite**

Double shower cubicle WC, wash basin vanity unit with mixer tap, partially tiled walls, extractor fan, chrome towel rail, window to the side elevation.

**Externally- Front Elevation**

Large tarmacadam Driveway, access to the rear of the property, access to the Garage.

**Externally- Rear Elevation**

South facing, mainly laid to lawn but with a paved patio area, featured planted borders.

**Garage**

Electric sectional garage door, pedestrian door, power and light.

