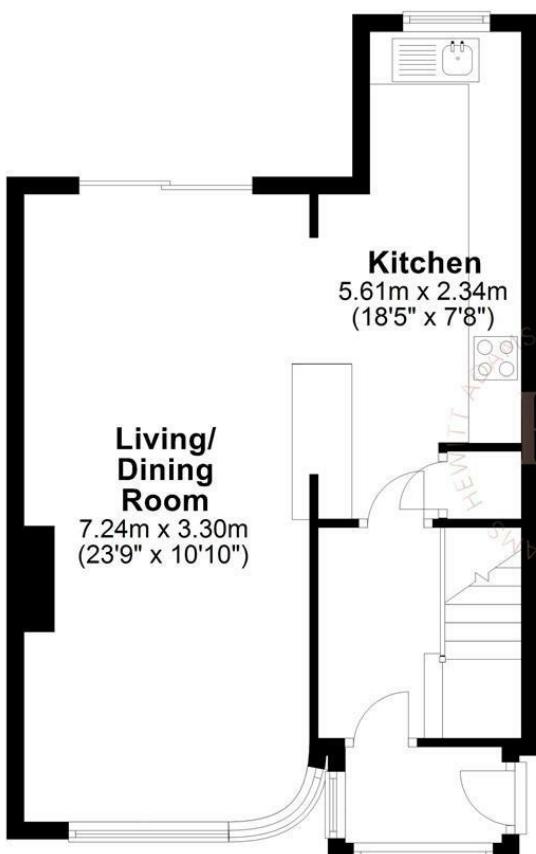




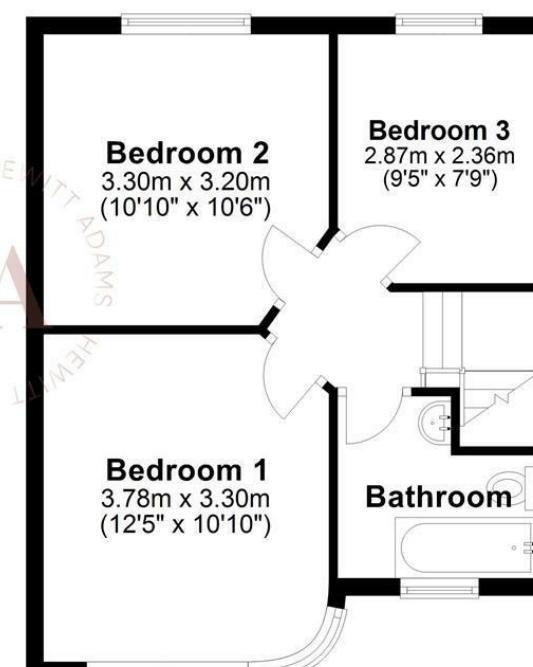
### Ground Floor

Approx. 44.8 sq. metres (482.1 sq. feet)



### First Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



Total area: approx. 84.1 sq. metres (905.5 sq. feet)

For illustration purposes only - not to scale



**Barnsdale Avenue, Thingwall, Wirral CH61 1BG**  
**Offers Over £290,000**

 3 Bedroom  1 Reception  1 Bathroom  E

\*\*Modernised & Stylish Three Bedroom Semi - Immaculate Condition - Sought After Area\*\*

Hewitt Adams is delighted to bring to the market this STUNNING three bedroom family home located on the POPULAR Barnsdale Avenue in Thingwall. A short distance from local amenities and schools.

The property has been RENOVATED and MODERNISED to a brilliant standard in recent years by the current owners. Improvements include an OPEN-PLAN new kitchen diner and living room, NEW driveway, NEW bathroom, LANDSCAPING of the garden, a RE-WIRE & NEW CENTRAL HEATING!

The property is perfect for first time buyers or young families who are looking for an IMMACULATE and ready to move straight into home!

In brief the accommodation affords; entrance porch, hall, lounge and dining area that is OPEN-PLAN to the kitchen. Upstairs there are three bedrooms and a family bathroom.

With off-road driveway parking and a LANDSCAPED rear garden with a large NEW balcony terrace perfect for outdoor entertaining, and a space that in the summer months will become an extension of your living space, with a good sized lawned garden.

### Front Entrance

Into;

### Porch

Door into;

### Hall

Staircase to first floor, radiator, power points

### Lounge & Dining Room

23'7" x 10'9" (7.2 x 3.30)

Double glazed window, radiator, power points, double glazed sliding doors out to the landscaped garden, OPEN-PLAN to;

### Kitchen

18'4" x 7'8" (5.6 x 2.34)

Recently updated modern INTEGRATED kitchen with wall and base units, peninsula island, integrated oven and hob, space for American style fridge freezer, inset sink, tiled splash-backs, double glazed window

### UPSTAIRS

#### Bedroom One

12'4" x 10'9" (3.78 x 3.30)

Double glazed window, radiator, power points

#### Bedroom Two

10'9" x 10'5" (3.30 x 3.20)

Double glazed window, radiator, power points

#### Bedroom Three

9'4" x 7'8" (2.86 x 2.36)

Double glazed window, radiator, power points

### Bathroom

NEW modern bathroom suite comprising of bath with shower above, low level w.c, wash hand basin, towel rail, double glazed window

### EXTERNALLY

Front Aspect - NEW printed concrete driveway affording parking for 2/3 cars. Side gate access to rear

Rear Aspect - LANDSCAPED rear garden with a large NEW balcony terrace perfect for outdoor entertaining, and a space that in the summer months will become an extension of your living space, with a good sized lawned garden.

