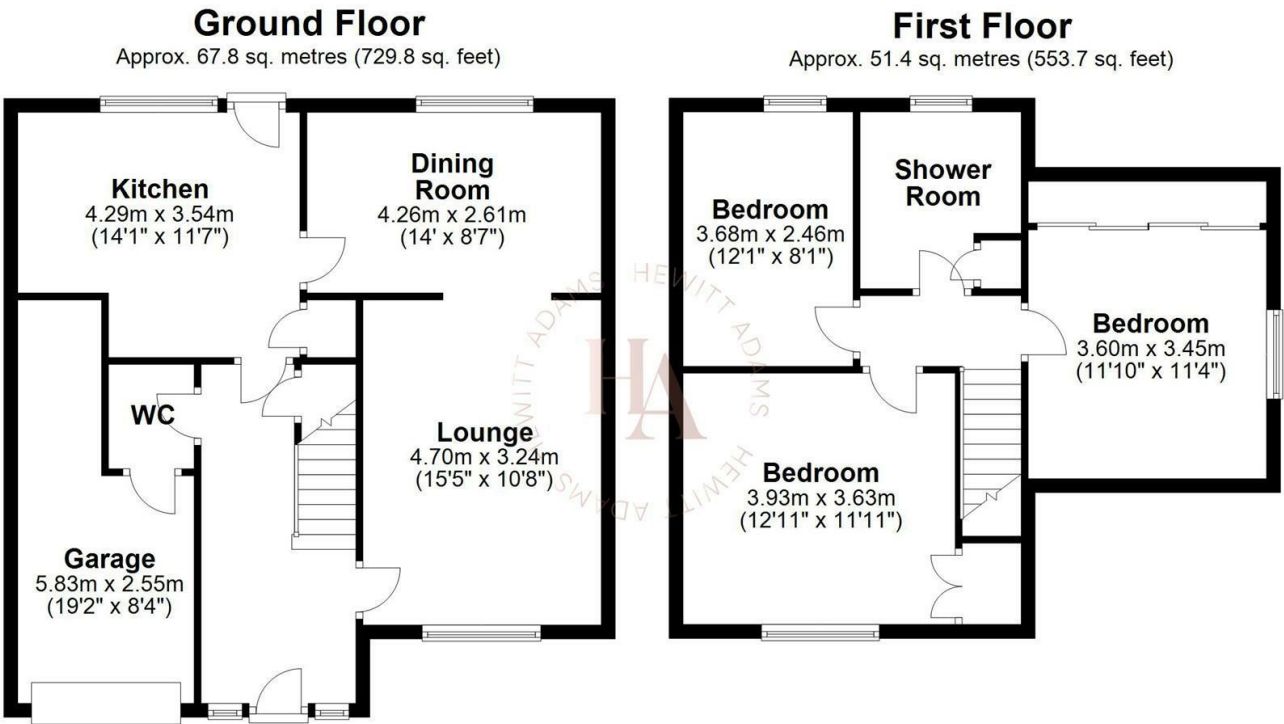




Total area: approx. 119.2 sq. metres (1283.5 sq. feet)
For illustration purposes only - not to scale

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 top the front

