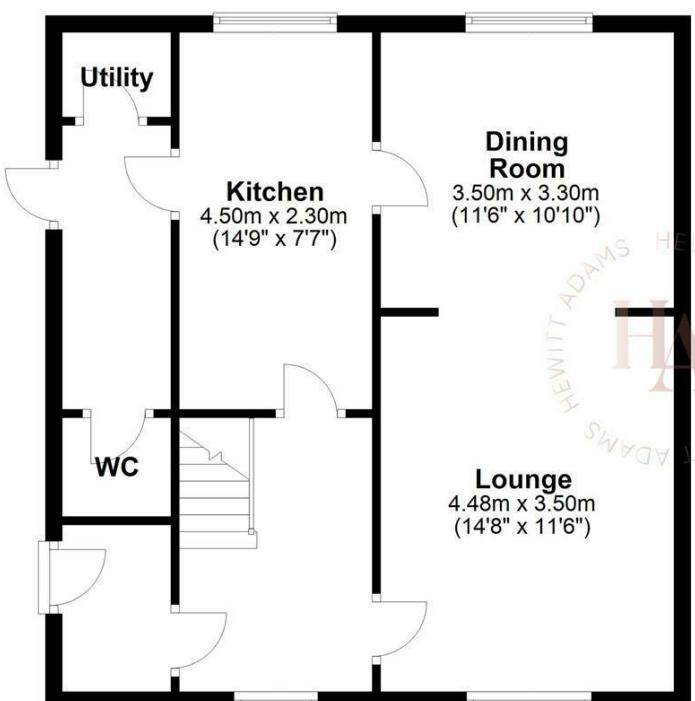




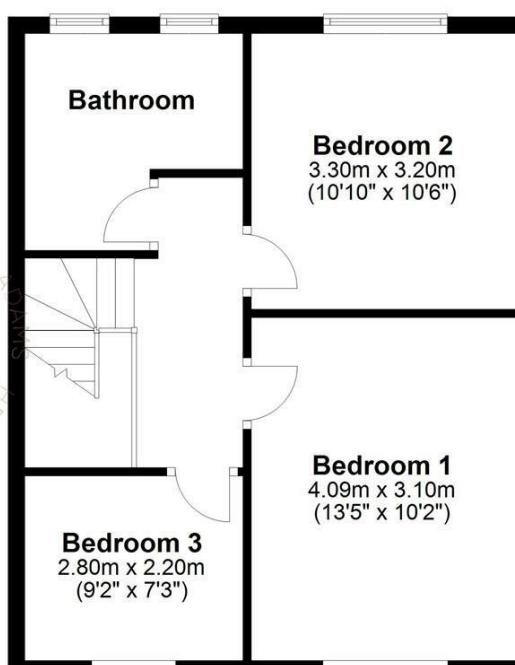
### Ground Floor

Approx. 57.4 sq. metres (618.2 sq. feet)



### First Floor

Approx. 44.2 sq. metres (475.9 sq. feet)



Total area: approx. 101.6 sq. metres (1094.0 sq. feet)  
For illustration purposes only - not to scale



**Bentley Road, Thingwall, Wirral CH61 9QB**  
**£230,000**

3 Bedroom 2 Reception 1 Bathroom

\*\*Three Bedroom Semi - Immaculate Condition - Corner Plot - Ideal First Time Buy - Must View\*\*

Hewitt Adams is delighted to offer to the market this superbly maintained and presented THREE BEDROOM semi-detached home on Bentley Road in Thingwall. Occupying a generously sized CORNER PLOT - the property enjoys plenty of outdoor space.

The property comes to the market in EXCELLENT CONDITION having been really well maintained by the current owners. Perfect for FIRST TIME BUYERS or as a family home.

Unlike a lot of this style of home in the area - this home offers a utility, a downstairs w.c and large porch to the side of the house, as well as a driveway and outbuilding for storage.

In brief the accommodation affords; entrance porch, hall, lounge, dining room, kitchen, utility and w.c. Upstairs there are three bedrooms and a good sized bathroom.

With front and rear gardens, and a driveway offering off-road parking as well as a large outbuilding for storage.

Fully double glazed and with gas central heating.

### Front Entrance

Into';

### Porch

Door to;

### Hall

Staircase to first floor, radiator

### Lounge

11'5" x 13'4" (3.5 x 4.08)

Double glazed window, fireplace, TV point, radiator, power points, opens to;

### Dining Room

11'5" x 10'9" (3.5 x 3.3)

Double glazed window, radiator, power points, door into;

### Kitchen

14'9" x 7'6" (4.5 x 2.3)

Wall and base units, inset sink, integrated oven and hob, integrated dishwasher, radiator, double glazed window, tiled floor, door into rear hall leading to the utility area housing the fridge freezer and washing machine, door leading to the garden, and door to;

### W.C

W.C, wash hand basin, radiator

### UPSTAIRS

#### Bedroom One

10'2" x 13'5" (3.1 x 4.09)

Double glazed window, radiator, power points

#### Bedroom Two

10'5" x 9'10" (3.2 x 3.00)

Double glazed window, radiator, power points

#### Bedroom Three

9'2" x 7'2" (2.8 x 2.2)

Double glazed window, radiator, power points

### Bathroom

Comprising bath with shower above, low level W.C, wash hand basin, towel rail, double glazed window

### EXTERNALLY

With front and rear gardens, and a driveway offering off-road parking as well as a outbuilding.

