



Total area: approx. 128.6 sq. metres (1384.8 sq. feet)
For illustration purposes only - not to scale



Barnston Road, Thingwall, Wirral CH61 7XN

£310,000

4 Bedroom 2 Reception 2 Bathroom

****Large 4 Bedroom Family Home - Immaculate Condition - Sunny Southerly Facing Rear Garden****

Hewitt Adams is delighted to showcase this LARGE four bedroom semi-detached family home on Barnston Road in Thingwall - set back from the road itself.

This IMMACULATE HOME is deceptively spacious and represents excellent value for the area. Offering four GOOD-SIZED BEDROOMS, TWO BATHROOMS, three reception areas / rooms and a MODERN INTEGRATED KITCHEN.

The house itself is naturally very LIGHT & AIRY and it has a very welcoming feel as soon as you enter the property.

In brief the accommodation affords; entrance hall, dining room and extended lounge / living room overlooking the sunny rear garden, modern integrated kitchen with quartz worktops and in a shaker style. To the first floor there are three good sized bedrooms and a family bathroom. The LOFT EXTENSION has created a brilliant master bedroom with en-suite.

Externally the property enjoys pristine LANDSCAPED front and rear gardens, and offers a driveway and a detached rear garage.

Call Hewitt Adams on 0151 342 8200 to view.

Front Entrance

Into;

Hall

Staircase to first floor

Dining Room

Double glazed window, inset feature fireplace, radiator, power points, opens to;

Extended Living Room

Double glazed window, inset feature fireplace, radiator, power points, sliding double glazed doors to garden

Kitchen

Stylish modern shaker style kitchen with quartz worktops, inset sink, integrated fridge, integrated oven and hob, integrated washing machine, integrated dishwasher, velux window, double glazed window, patio door to garden

FIRST FLOOR

Bedroom Two

Double glazed window, radiator, power points, wardrobes

Bedroom Three

Double glazed window, radiator, power points, wardrobes

Bedroom Four

Double glazed window, radiator, power points

Bathroom

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

LOFT EXTENSION

Bedroom One

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

En-Suite

Comprising shower, low level W.C, wash hand basin, double glazed window

EXTERNALLY

Externally the property enjoys pristine LANDSCAPED front and rear gardens, and offers a driveway and a detached rear garage.

With lawn and patio areas.

