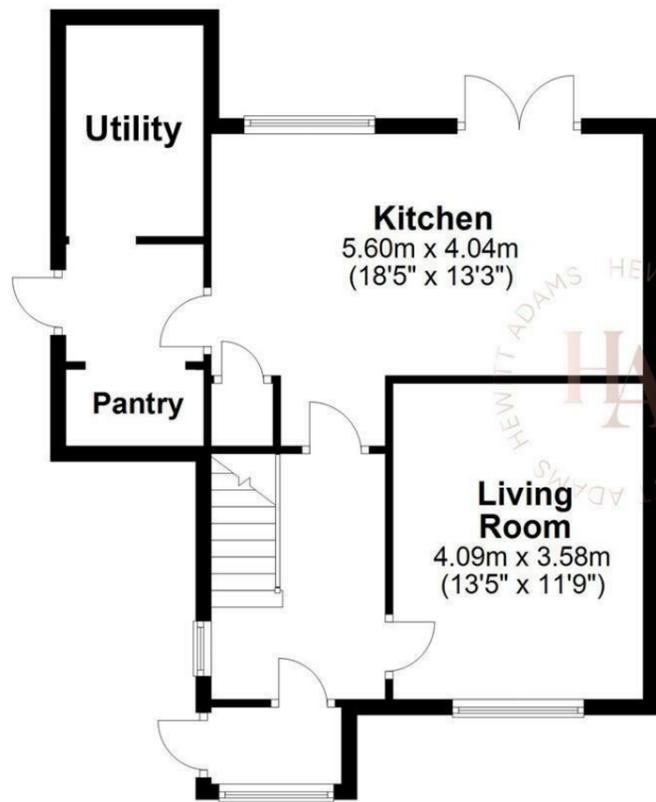




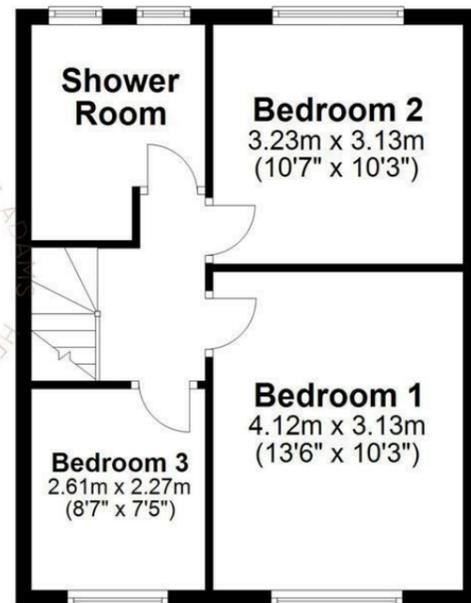
### Ground Floor

Approx. 53.0 sq. metres (570.9 sq. feet)



### First Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



Total area: approx. 94.2 sq. metres (1013.8 sq. feet)  
For illustration purposes only - not to scale

## Kings Drive, Thingwall, Wirral CH61 9PX

Offers Over £250,000

3 Bedroom 2 Reception 1 Bathroom

\*\*Three Bedroom Semi - Recently Modernised - Perfect First Time Buy - Large Garden & Off-Road Parking\*\*

Hewitt Adams is delighted to offer to the market this MODERNISED three bedroom semi-detached home located on Kings Drive in Thingwall. With a STUNNING NEW KITCHEN & SHOWER-ROOM.

The property would make an ideal FIRST HOME and is perfect for anyone looking to get onto the ladder with a TURN-KEY property they can move straight into without even having to pick up a paintbrush!

Recent upgrades to property include - NEW KITCHEN DINER knock-through and a NEW SHOWER-ROOM, and so much more!

In brief the accommodation affords: entrance porch, hall, lounge, kitchen diner, utility area. Upstairs there are three bedrooms and a bathroom. With double glazed windows and gas central heating. Other improvements include NEW FLOORING, NEW BOILER and a RE-WIRE.

The property offers OFF-ROAD DRIVEWAY parking and also has a really good sized back garden.

**Front Entrance**

Into:

**Porch**

Door to:

**Hall**

Staircase to first floor, radiator

**Lounge**

13'5" x 11'8" (4.09 x 3.58)

Double glazed window, radiator, power points, fireplace

**Kitchen Diner**

18'4" x 13'3" (5.60 x 4.04)

NEW and 'knocked through' kitchen diner with stylish modern kitchen with integrated appliances, inset sink, double glazed window, double glazed patio doors to the garden, door into:

**Utility Area**

Rear door, door into garden store, pantry area

**UPSTAIRS**

**Bedroom One**

13'6" x 10'3" (4.12 x 3.13)

Double glazed window, radiator, power points

**Bedroom Two**

10'7" x 10'3" (3.23 x 3.13)

Double glazed window, radiator, power points

**Bedroom Three**

8'6" x 7'5" (2.61 x 2.27)

Double glazed window, radiator, power points

**Shower-Room**

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

**EXTERNALLY**

The property offers OFF-ROAD DRIVEWAY parking and also has a really good sized back garden with patio, lawn and a garden shed.

