



20 Thornton Road

Wirral | CH63 5PS

£599,000

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A fabulous, spacious 5 bedroom, family home. Built as a managers house, part of Lord Leverhulme's property empire, circa 1926/1935. This detached house offers a perfect balance of traditional and contemporary living; having original features such as parquet flooring, deep coving and original doors. The property benefits from an excellent location and is close to popular and sought after primary, fee and grammar schools. With the M53 being just 2 miles away ensuring easy access to the entire North West and beyond. Locally you will find doctors, dentists, and shops to meet all requirements. Easy commuting for Clatterbridge, Arrowe Park and St Catherines Hospitals. The property briefly comprises: Porch, Hallway, Lounge, Dining Room, Sun Room, Kitchen, Utility, Toilet and walk in coat cupboard to the ground floor, with the Principal bedroom and en-suite, 4 further bedrooms and the Modern Family Bathroom to the first floor. Externally there are beautifully maintained, private gardens to 3 sides of the property, with gates leading to a driveway and garage. Viewing Highly Recommended.

- Beautifully Presented, Large 5 Bedroom Detached House
- Perfectly preserved original features, alongside all the requirements for modern day living
- Gorgeous, well maintained gardens to 3 sides with lawns, patios and mature planting
- Private gated driveway and garage
- The property's southern aspect ensures maximum sunshine from sunrise to sunset on a sunny day
- Ideally located for the sought after primary, fee paying and grammar schools in the Wirral
- Viewing Highly Recommended.



Porch

The front garden path leads to the front door, which opens into the porch with striking tiled floor. A second door opens into the hallway

Hallway

A fabulous and generous hallway with parquet flooring. Double doors opening into the lounge. Further doors open into the dining room, kitchen and walk in coat cupboard. Lovely traditional styled window to the side elevation. Stairs with a turn and window half way up lead you from the hallway to the first floor.

Lounge

16'2" x 13'11" max into bay (4.93 x 4.26 max into bay) Beautiful formal reception room with very large bay window to the front elevation, deep coving and open fireplace with ornate lead surround and tiled hearth. Parquet flooring.

Dining Room

14'5" x 12'11" max into bay (4.41 x 3.94 max into bay) Traditional dining room with another fabulous large bay window to the side elevation, parquet flooring, door to hallway and sun room

Sun Room

16'4" x 7'6" (4.98 x 2.30) A lovely bright room with large French Doors opening out to the garden with additional floor to ceiling windows either side. Timber flooring, door to the dining room and the utility room.

Kitchen

20'4" x 9'10" (6.21 x 3) Wide range of wall, base and drawer units with complimentary worktops and breakfast bar/table. 1.25 sink and drainer with windows either side. Built in dishwasher, space for American fridge/freezer and

cooker which has a chimney extractor over. Tiled floor, doors to the hallway and rear hallway with utility beyond. Part tiled walls.

Rear Hallway

In between the kitchen and utility. Door to the toilet, opening into utility and a back door to the side path

Utility

With range of wall and base units, space for washing machine and tumble dryer. Circular sink and drainer

Downstairs toilet

White toilet, window to the side elevation

Principal Bedroom

16'0" x 13'10" max into bay (4.89 x 4.24 max into bay) Elegant bedroom with large bay window to the front elevation and two pretty windows to the side. Deep coving, carpet flooring, door to the en-suite.

En-suite

6'0" x 7'5" (1.85 x 2.28) Large shower cubicle with mains shower, toilet and wash hand basin with vanity unit beneath. Fully tiled, window to the front elevation with obscured glass, restricted height ceiling the front which adds character.

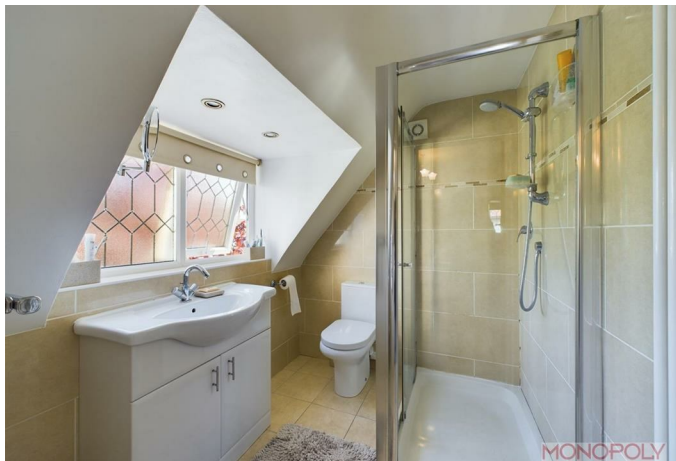
Bedroom 2

14'4" x 12'9" max into bay (4.39 x 3.91 max into bay) Large double bedroom with gorgeous bay to the side elevation. Carpeted flooring.

Bedroom 3

13'6" x 9'10" min not including wardrobes (4.13 x 3.02 min not including wardrobes) Double bedroom with window to the rear elevation, plus an additional small side window. Deep coving, carpeted flooring. Built in range of wardrobes.





Bedroom 4

16'8" x 7'6" (5.09 x 2.30)

A very pretty double bedroom, sloped ceiling to the side elevation with window beneath. Two steps down from the landing. Carpeted flooring.

Bedroom 5

9'11" x 7'6" max including wardrobes (3.03 x 2.31 max including wardrobes)

Currently set up as a dressing room with a range of mirrored sliding door wardrobes on two walls containing rails and shelving. Window to the side elevation, carpeted flooring. Could easily be reused as a fifth bedroom as it has been previously.

Family Bathroom

10'3" x 6'3" (3.14 x 1.91)

Luxurious, contemporary bathroom. White suite comprising; P bath with glass style screen and Mira electric shower over. Toilet, bidet and large wash hand basin with vanity unit beneath. Fully tiled floors and walls, spot lights, two windows to the side elevation.

Landing

A spacious landing at the top of the stairs with doors leading to bedrooms 1, 2 and 5, with secondary landing leading to the rear with bedrooms 3 and 4, the family bathroom and a walk in linen storage cupboard. Attic opening with ladder, light and boarding of 15 x 15 feet, good head height...

Driveway

High double gates open onto the private, generous brick paved driveway which leads to the single garage.

Garage

Single attached garage with up and over door. Shelving and electric. Wall mounted Worcester boiler (just 2 years old)

Gardens

To the front of the property there is a single pedestrian gate opening onto steps with attractive hand rails, leading to the front door. Mature trees and beautiful mature shrubs adorne the front garden. To the side there is a further gate which leads to the side and rear garden. The side and rear garden are predominantly lawn surrounded by plants, mature shrubs and trees.. There is also a raised patio, the design of the garden has a lovely relaxing Mediterranean feel.

Additional Information

Upvc windows with traditional styled leading... A new Worcester boiler was fitted just two years ago which is wall mounted in the garage and serviced annually... The property has a security and fire alarm system that is fully digital and monitored by ADT with a maintenance contract costing £50 a month this includes a Ring door bell...The Chimney is swept annually with the roof also inspected annually and the guttering cleared biannually...



IMPORTANT INFORMATION

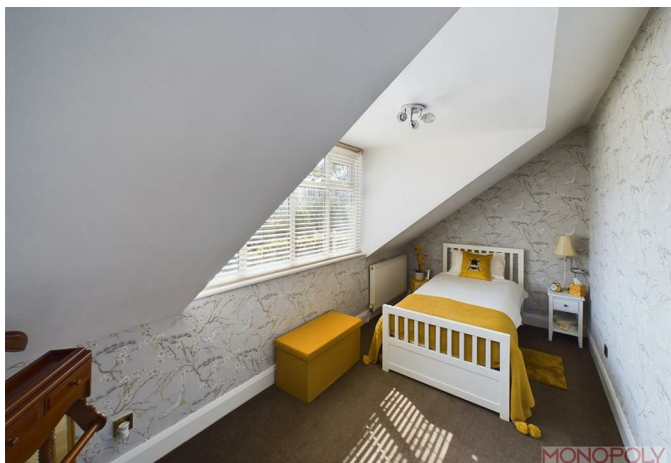
MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

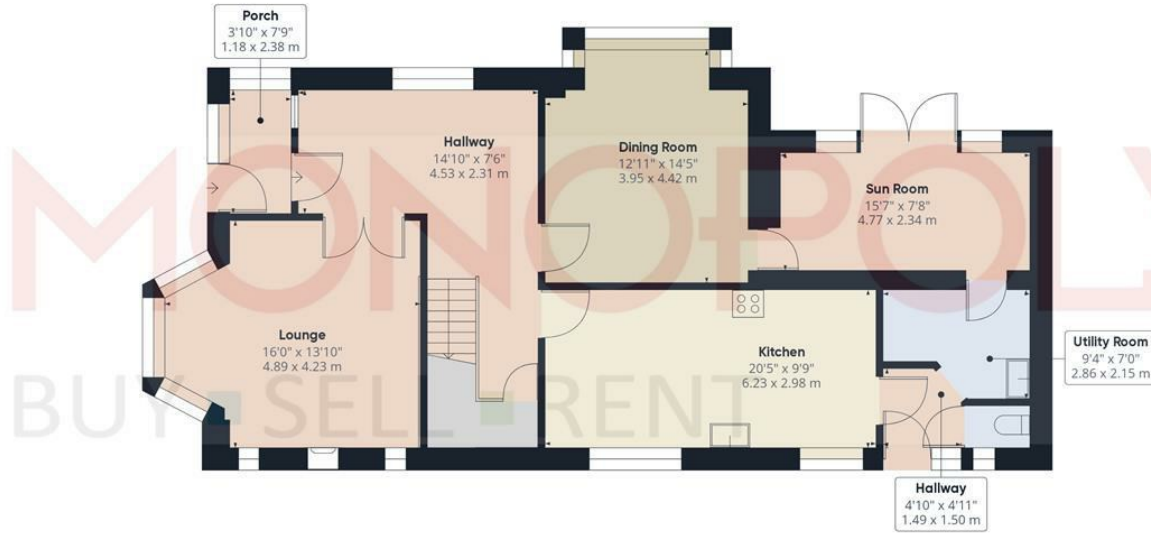
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

KEYFACTS FOR BUYERS

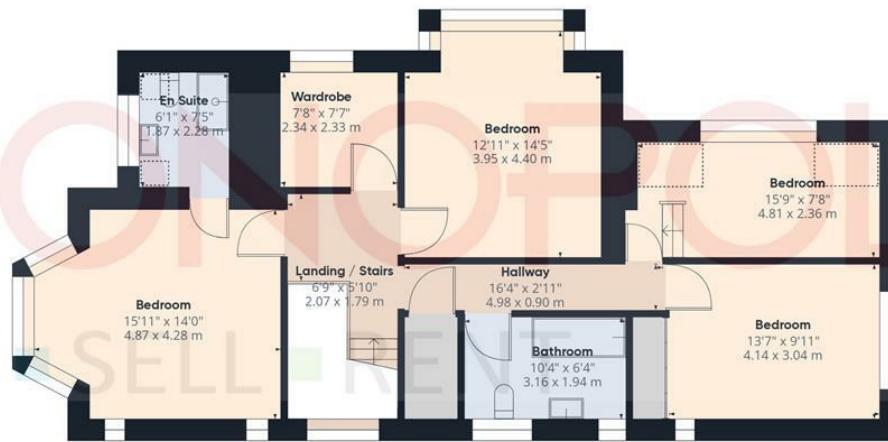
Please see the keyfacts for buyers guide on weblinks







Ground Floor



Floor 1

Approximate total area⁽¹⁾

2036.38 ft²
189.19 m²

Reduced headroom

28.76 ft²
2.67 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

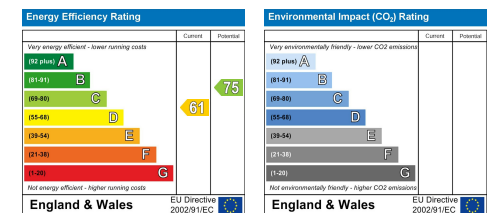
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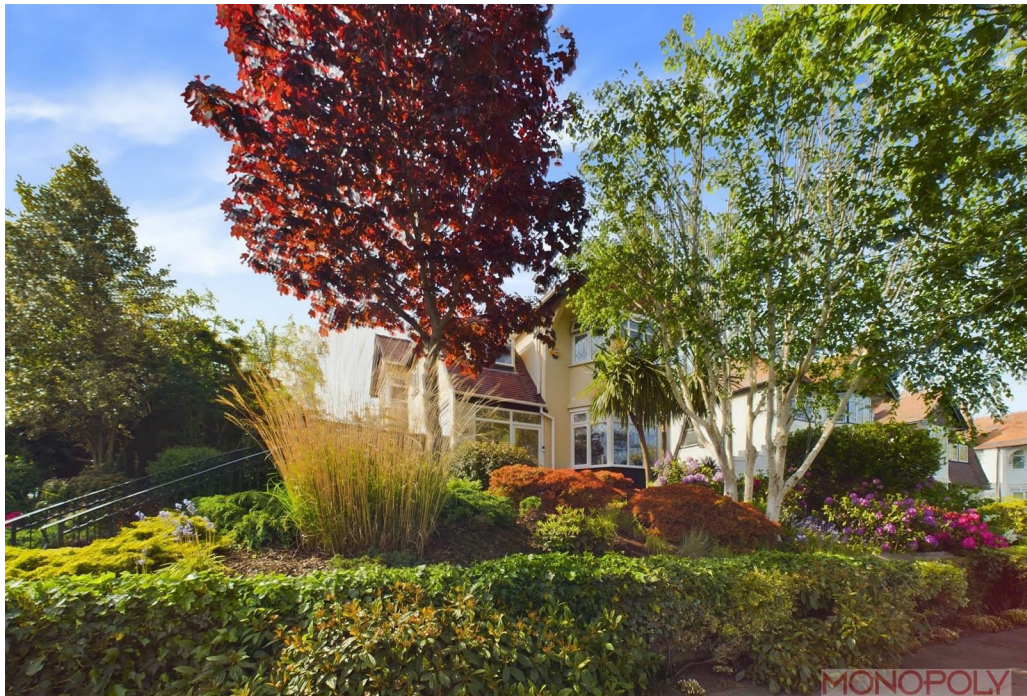
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