



Total area: approx. 129.6 sq. metres (1394.5 sq. feet)  
For illustration purposes only - not to scale

## The Foxes, Thingwall, Wirral CH61 7YH

£385,000

4 Bedroom 1 Reception 2 Bathroom D

**\*\*Four Bedroom Detached - Recently Renovated - Open Plan Kitchen Diner - Quiet Cul-De-Sac\*\***

Hewitt Adams is delighted to offer to the market this FOUR BEDROOM DETACHED family home in the QUIET CUL-DE-SAC location of The Foxes in Thingwall.

The property has been MUCH IMPROVED by the current owner, including a NEW kitchen which is open-plan with the dining room, new flooring, an enlarged 4th bedroom, comprehensive decoration, landscaping of the garden and a NEW driveway.

In brief the accommodation affords; entrance hall, w.c, lounge, open-plan kitchen diner. Upstairs there are four bedrooms - including one en-suite (to be completed by a purchaser), and the family bathroom.

With a generous driveway, and a LARGE LANDSCAPED garden with patio areas and lawn. And a good-sized garage.

Call Hewitt Adams on 0151 342 8200 to view this brilliant family home.

**Front Entrance**

Into;

**Hall**

Staircase, radiator, power points, tiled floor

**Lounge**

21'7" x 10'10" (6.59 x 3.31)

Double glazed window, radiator, power points, TV point, log-burner, wooden flooring, double glazed doors to the garden

**W.C**

W.C, wash hand basin, double glazed window

**Kitchen Diner**

19'8" x 13'4" (6.00 x 4.07)

NEW and 'knocked into one' kitchen dining room with fitted kitchen with peninsula island, integrated appliances, inset sink, double glazed window, double glazed door to garden, radiator, power points, granite worktops with oak-topped area over island, tiled floor

**UPSTAIRS**

**Bedroom One**

12'5" x 10'5" (3.8 x 3.2)

Double glazed window, radiator, power points

**En-Suite**

Un-finished but plumbing-in situ - allowing new owner to choose and install their own choice on en-suite

**Bedroom Two**

9'10" x 10'5" (3.01 x 3.2)

Double glazed window, radiator, power points

**Bedroom Three**

9'7" x 8'7" (2.93 x 2.64)

Double glazed window, radiator, power points

**Bedroom Four**

7'6" x 8'10" (2.3 x 2.7)

Double glazed window, radiator, power points

**Bathroom**

Comprising bath, low level w.c, wash hand basin, double glazed window

**EXTERNALLY**

Front Aspect - Large driveway, lawned front garden, gate to rear garden, garage access

Rear Aspect - Generous CORNER PLOT garden with patio, lawned garden, garden shed, rockery garden

**Garage**

Front and side door access. With power and lighting.

