



Total area: approx. 161.3 sq. metres (1735.7 sq. feet)  
For illustration purposes only - not to scale

## Barnston Road, Wirral, Merseyside CH61 7XD

Offers Over £475,000

4 Bedroom 2 Reception 2 Bathroom

**\*\*Impressive Detached 4 / 5 Bedroom 1930's Characterful Bungalow - Modernised - Sold With No Chain!\*\***

Hewitt Adams is excited to offer to the market this STUNNING 4 bedroom DETACHED dormer bungalow located on Barnston Road in Thingwall. Brimming with CHARACTER and charm, the property is also incredibly LIGHT & AIRY and really has a homely feel to it.

This CHARACTERFUL PROPERTY, built in the 1930s, has been RENOVATED, EXTENDED and modernised sympathetically by the owners. With FOUR BEDROOMS and 2.5 BATHROOMS.

Coming to the market in EXCEPTIONAL CONDITION - the bungalow has recently been PROFESSIONALLY DECORATED is also sold with the benefit of NO ONWARD CHAIN. With a recently updated boiler.

In brief the accommodation affords: entrance porch, lounge, two ground-floor bedrooms, living room / snug (which could be converted into a 5th bedroom if required), modern kitchen diner with a vaulted ceiling, bathroom and W.C. Upstairs there are two further bedrooms and a modern shower-room.

Externally there is a large recently improved block-paved driveway, and a private mature and LANDSCAPED rear garden with a large insulated summerhouse / home office.

**Front Entrance**

Into:

**Porch**

Tiled floor, Door into:

**Hall**

Staircase to first floor, radiator, power points

**Lounge**

13'1" x 11'6" (4.01 x 3.53)

Double glazed window, radiator, power points, TV point, Log-burner

**Bedroom One**

14'1" x 12'9" (4.3 x 3.9)

Double glazed window, radiator, power points, ornate fireplace

**Bedroom Two**

12'5" x 10'2" (3.8 x 3.1)

Double glazed patio doors to garden, radiator, power points

**Living Room / Snug**

11'9" x 11'6" (3.6 x 3.53)

Double glazed window, radiator, power points, opens to:

**Kitchen Diner**

19'8" x 12'7" (6.00 x 3.86)

Stunning high quality open plan kitchen diner with shaker style integrated kitchen, with worktops, inset sink, integrated dishwasher, integrated washer dryer, space for Range style cooker, space for fridge freezer, double glazed patio doors, vaulted ceiling with Velux windows, radiator, power points

**Bathroom**

Comprising tiled bath, shower, low level W.C, wash hand basin, towel rail, fully tiled

**W.C**

W.C, wash hand basin

**UPSTAIRS**

**Bedroom Three**

16'8" x 13'1" (5.1 x 4.00)

Double glazed window, radiator, power points, Velux

**Bedroom Four**

16'8" x 10'7" (5.1 x 3.23)

Double glazed window, radiator, power points, Velux

**Shower-Room**

Comprising shower, low level W.C, wash hand basin, towel rail, Velux windows

**EXTERNALLY**

Front Aspect - Large driveway affording off-road parking for several cars, side gate access to the rear

Rear Aspect - Private mature and LANDSCAPED rear garden with a large insulated summerhouse / home office.

