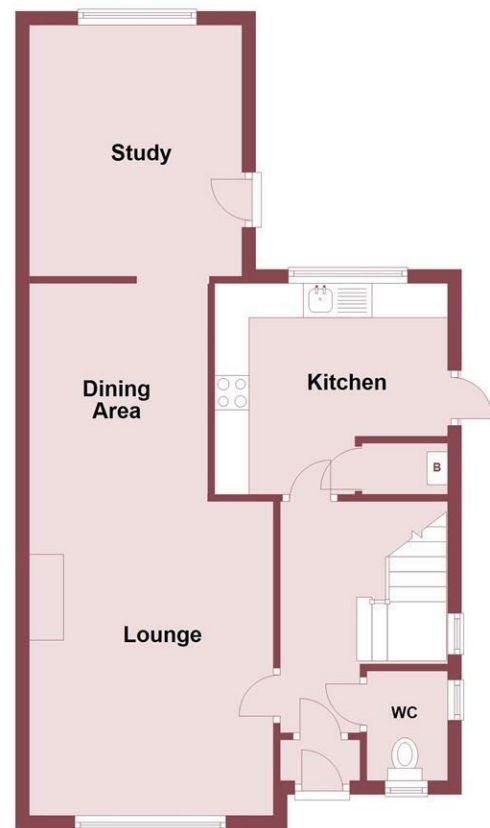
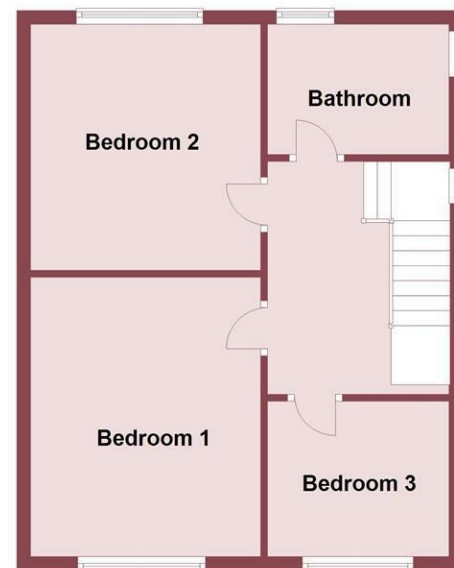




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

## Barnsdale Avenue, Thingwall, CH61 1BQ

Offers Over £300,000

3 Bedroom 2 Reception 1 Bathroom

**\*\*Three Bedroom Semi - Sought After Location - Extended - Generous Plot - Driveway & Garage\*\***

Hewitt Adams is delighted to offer to the market this THREE BEDROOM semi-detached home on the HIGHLY POPULAR Barnsdale Avenue in Thingwall.

One of the slightly larger original build styles on the road - this property boasts three good sized bedrooms, and does benefit from a single storey rear EXTENSION which presents the property with a separate reception room - play-room or study.

In brief the accommodation affords: entrance porch, hall, lounge diner, play-room / home-office, kitchen, downstairs w.c. Upstairs there are three bedrooms and the family bathroom. With double glazed windows and gas central heating, with a combi boiler fitted in Dec 2022.

With off-road driveway parking, garage and rear outhouse, being used as a utility area- and a very generous rear garden that is laid to lawn with a paved patio area.

An ideal family home in a popular location close to schools, shops and transport links. Call Hewitt Adams on 0151 342 8200 to view.



**Front Entrance**

Composite front door to the Porch, with a second door to the Hallway.

**Hallway**

Window to the side elevation, radiator, laminate flooring, staircase.

**W.C**

A recently fitted room consisting of: WC, wash basin vanity unit with mixer tap, window to the front and side elevation.

**Lounge / Diner**

25'09x11'11 (7.85mx3.63m)

Bay window to the front elevation, two radiators.

**Play-room / Office**

11'01x9'10 (3.38mx3.00m)

Window to the rear elevation, radiator, uPVC door to the side elevation.

**Kitchen**

10'04x10'01 (3.15mx3.07m)

Wall and base units with worktops, inset sink and drainer, tiled splash back to the walls. Integrated electric oven and gas hob, breakfast bar, tiled flooring, window to the rear elevation, uPVC door to the side elevation.

**Landing**

Window to the side elevation.

**Bedroom One**

23'6x12'04 (7.16mx3.76m)

Double glazed window to the front elevation, radiator, power points

**Bedroom Two**

12'1x11'11 (3.68mx3.63m)

Double glazed window to the rear elevation, radiator, power points

**Bedroom Three**

9'5x8'8 (2.87mx2.64m)

Double glazed window to the front elevation, radiator, power points.

**Bathroom**

P shaped bath with glass shower screen, WC, wash basin with mixer tap, partially tiled walls, window to the side and rear elevation.

**Externally - Front Elevation,**

Driveway and laid to lawn section.

**Externally - Rear Elevation**

A sunny rear Garden which is mainly laid to lawn, with a paved patio area and fenced boundaries.

**Garage**

18'5x8'02 (5.61mx2.49m)

Power and light, up and over front, timber door to the side.

**Outhouse (rear of the Garage)**

Currently being used as a Utility area, sink and taps, space for white goods, single glazed window to the rear elevation.

