DRAFT DETAILS

🛏 **3**   🛁 **1**   🛋 **2**   ☰ **C**

127 Kings Drive Thingwall CH61   £240,000

- Semi-Detached Property requiring Renovation
- Good Sized Garden
- Three Bedrooms
- Two Reception Rooms
- Off Road Parking
- No Onward Chain
- Tenure: Freehold
- Council Tax Band: B (wirral borough council)

A traditional semi-detached property located in a popular area of Thingwall, Wirral.
The property requires renovation but offers huge potential for further improvement or extension subject to the relevant permissions.

The accommodation comprises; hallway, lounge, dining room, kitchen. On the first floor there are three bedrooms, a bathroom and separate W.C. There is an inner hallway at the side of the property that leads to a store room and workshop. At the front of the property a driveway provides off road parking and there is a fantastic sized rear garden.

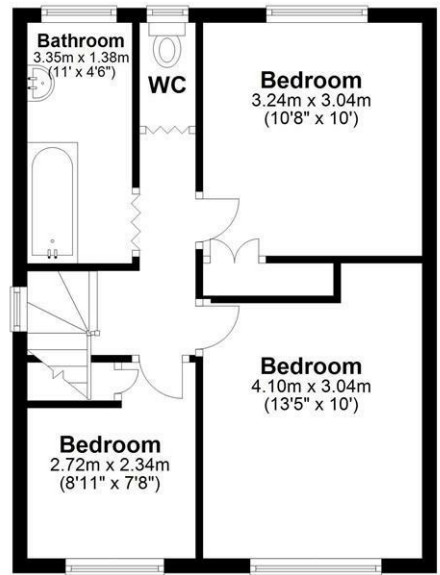Offered for sale with no onward chain, early viewing is recommended.

Ground Floor
Approx. 53.7 sq. metres (578.1 sq. feet)

First Floor
Approx. 40.8 sq. metres (438.9 sq. feet)

Store

Dining Room
3.24m x 3.10m
(10'8" x 10'2")

Kitchen
4.22m (13'10") max
x 2.28m (7'6")

Living Room
4.10m x 3.10m
(13'5" x 10'2")

Entrance Hall

Bathroom
3.35m x 1.38m
(11' x 4'6")

WC

Bedroom
3.24m x 3.04m
(10'8" x 10')

Bedroom
4.10m x 3.04m
(13'5" x 10')
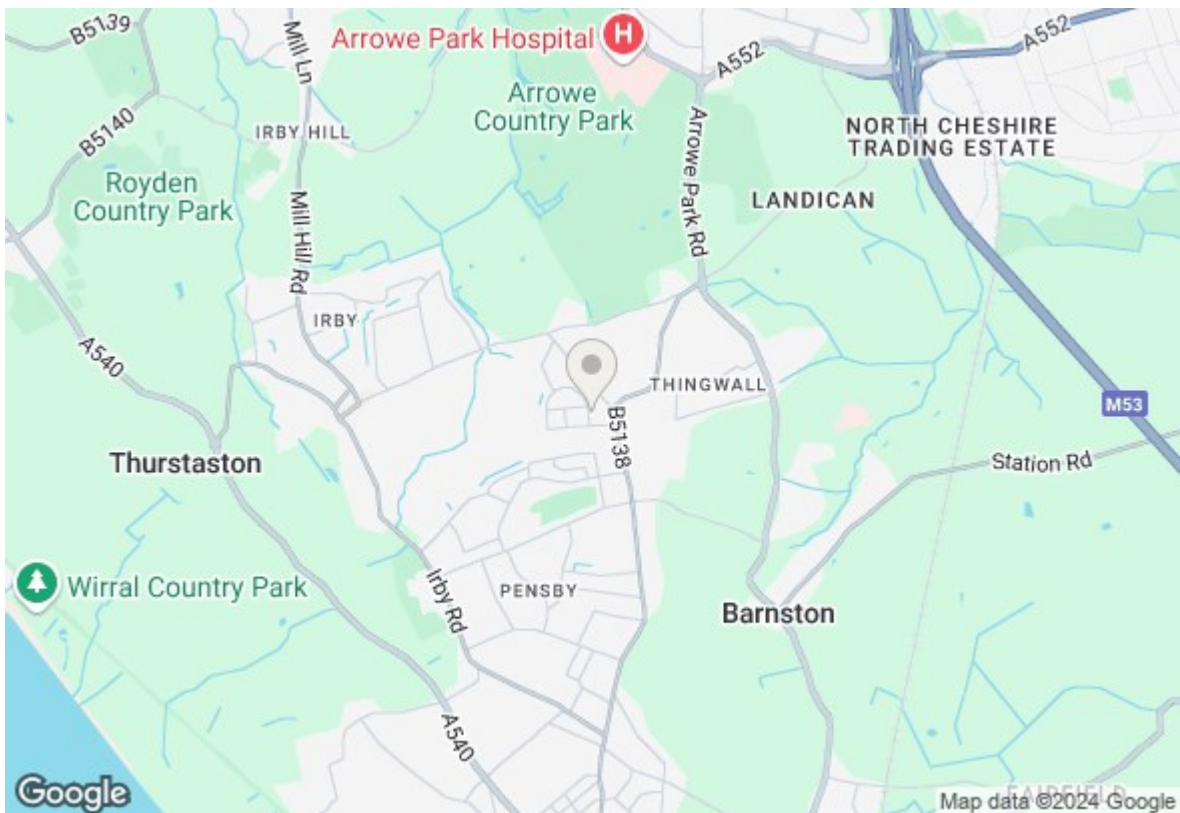
Bedroom
2.72m x 2.34m
(8'11" x 7'8")

Total area: approx. 94.5 sq. metres (1017.0 sq. feet)

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) **A**		
(81-91) **B**		**85**
(69-80) **C**	**69**	
(55-68) **D**		
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		

Entrance Hallway

Lounge
13'5" x 10'2"

Dining Room
10'8" x 10'2"

Kitchen
13'10" max x 7'6"

Inner Hallway

Store Room

Landing

Bedroom One
13'5" x 10'

Bedroom Two
10'8" x 10'

Bedroom Three
8'11" x 7'8"

Bathroom
11' x 4'6"

W.C.