

DRAFT DETAILS

Constables
SALES & LETTINGS



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79 Barnston Road Wirral CH61

£315,000



- Traditional Semi-Detached Property
- Sought After Locations
- Good Sized garden
- Off Road Parking & Garage
- Three Bedrooms
- Two Reception Rooms
- Kitchen-Breakfast Room
- Gas Central Heating & Double Glazed
- Council Tax Band: C

Constables is delighted to offer for sale this immaculately presented semi-detached property located in a sought after area of Thingwall, close to Arrowe Park hospital, the M53 motorway and amenities in Thingwall Village and Heswall town centre.

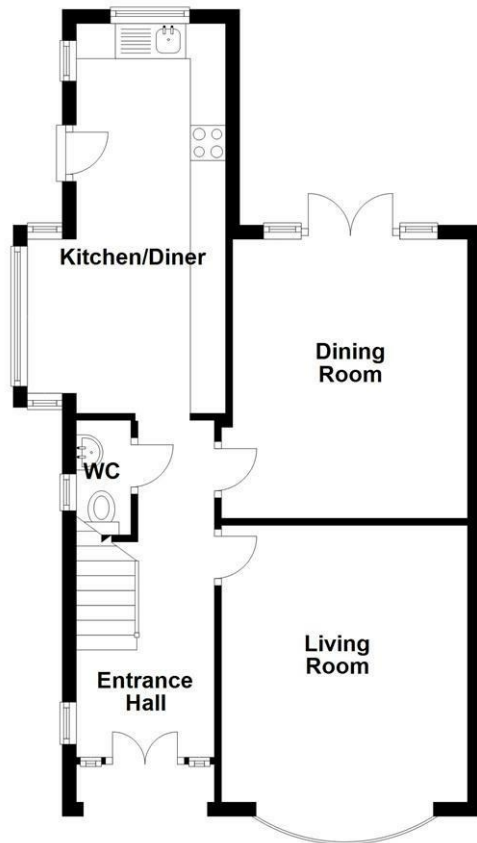
The property is traditional in its construction type and it has a modern feel throughout, and benefits from a recently fitted kitchen. There is also scope to extend the property to both side and rear which would significantly increase the existing footprint (subject to the relevant permissions). The property occupies a good sized plot and enjoys a high degree of privacy at the rear of the property.

The accommodation comprises, entrance hallway, W.C. Lounge, separate dining room and an extended kitchen-breakfast room. On the first floor there are three bedrooms and a bathroom.

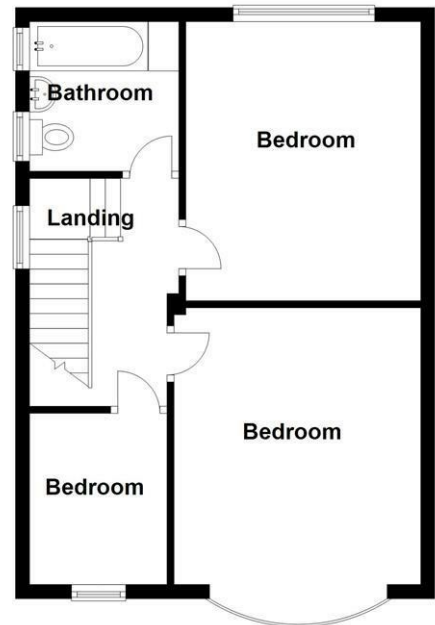
Externally a driveway provides off road parking and leads to the garage located at the rear of the property. The rear garden is a good-size with lawn, patio and seating area.

Early viewing is highly recommended.

Ground Floor



First Floor



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.

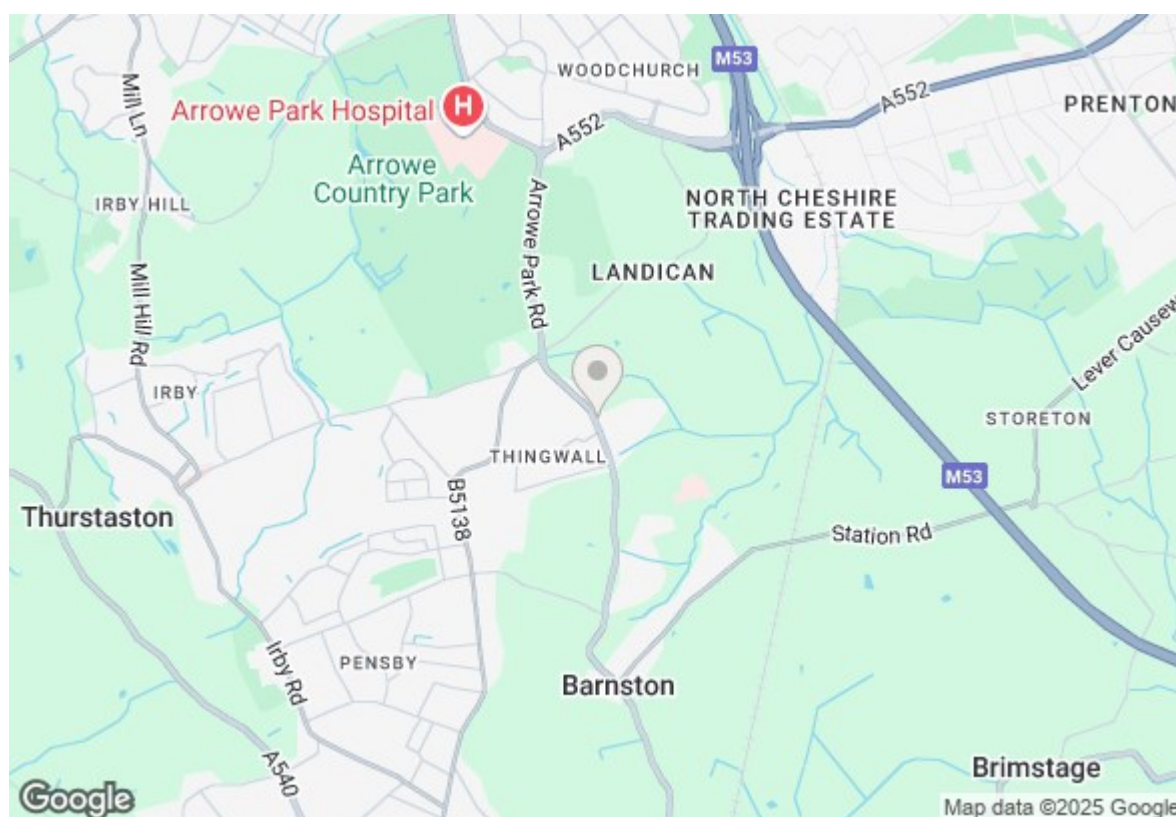
This plan is for illustrative purpose only and should be used as such by any prospective purchaser.

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		84
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



Entrance Hallway

W.C.

5'3" x 2'3"

Lounge

9'3" into bay x 1'6"

Dining Room

13' x 10'11"

Kitchen-Breakfast Room

17'10" x 9'3"

Landing

Bedroom One

15'2" x 11'5"

Bedroom Two

10'11" x 13'

Bedroom Three

6'5" x 8'

Bathroom

9' x 6'11"







