




**Constables**  
SALES & LETTINGS

Barnston Road

Thingwall, Wirral

£315,000





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.



- Traditional Semi-Detached Property
- Off Road Parking & Garage
- Kitchen-Breakfast Room

- Sought After Locations
- Three Bedrooms
- Gas Central Heating & Double Glazed

- Good Sized garden
- Two Reception Rooms
- Council Tax Band: C

## Entrance Hallway

### W.C.

5'3" x 2'3" (1.60m x 0.69m)

### Lounge

9'3" into bay x 1'6" (2.82m into bay x 0.46m)

### Dining Room

13' x 10'11" (3.96m x 3.33m)

### Kitchen-Breakfast Room

17'10" x 9'3" (5.44m x 2.82m)

### Landing

### Bedroom One

15'2" x 11'5" (4.62m x 3.48m)

### Bedroom Two

10'11" x 13' (3.33m x 3.96m)

### Bedroom Three

6'5" x 8' (1.96m x 2.44m)

### Bathroom


9' x 6'11" (2.74m x 2.11m)

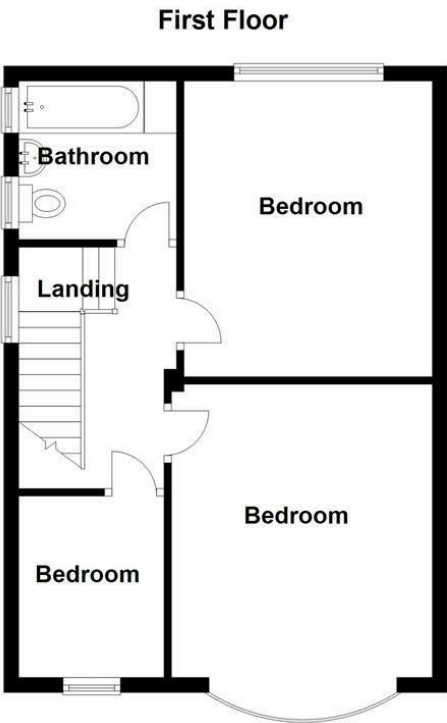
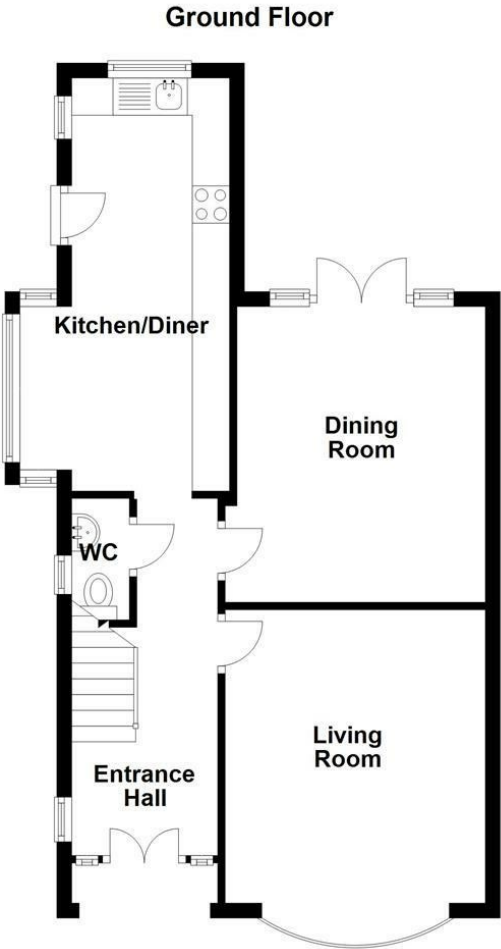






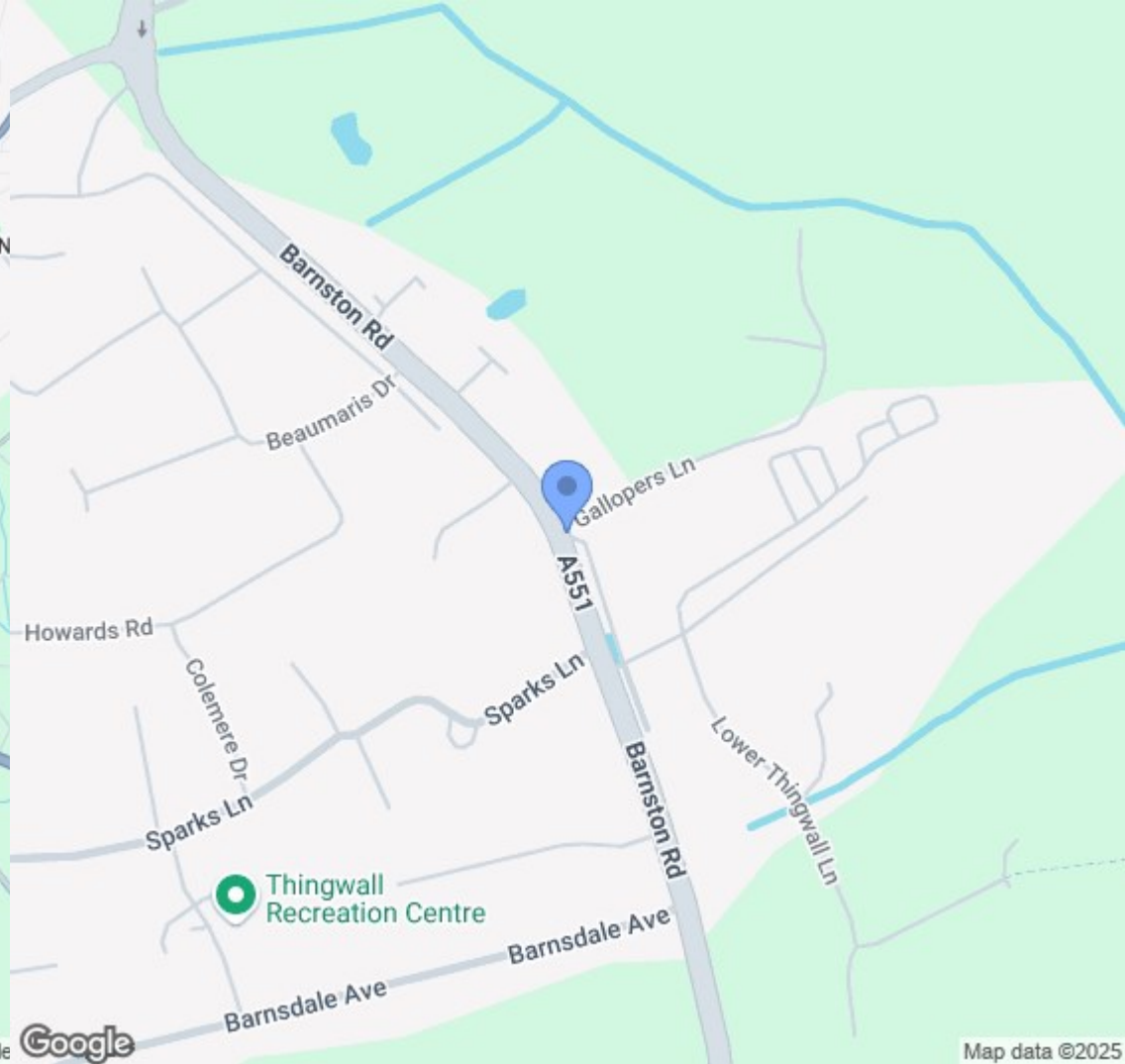
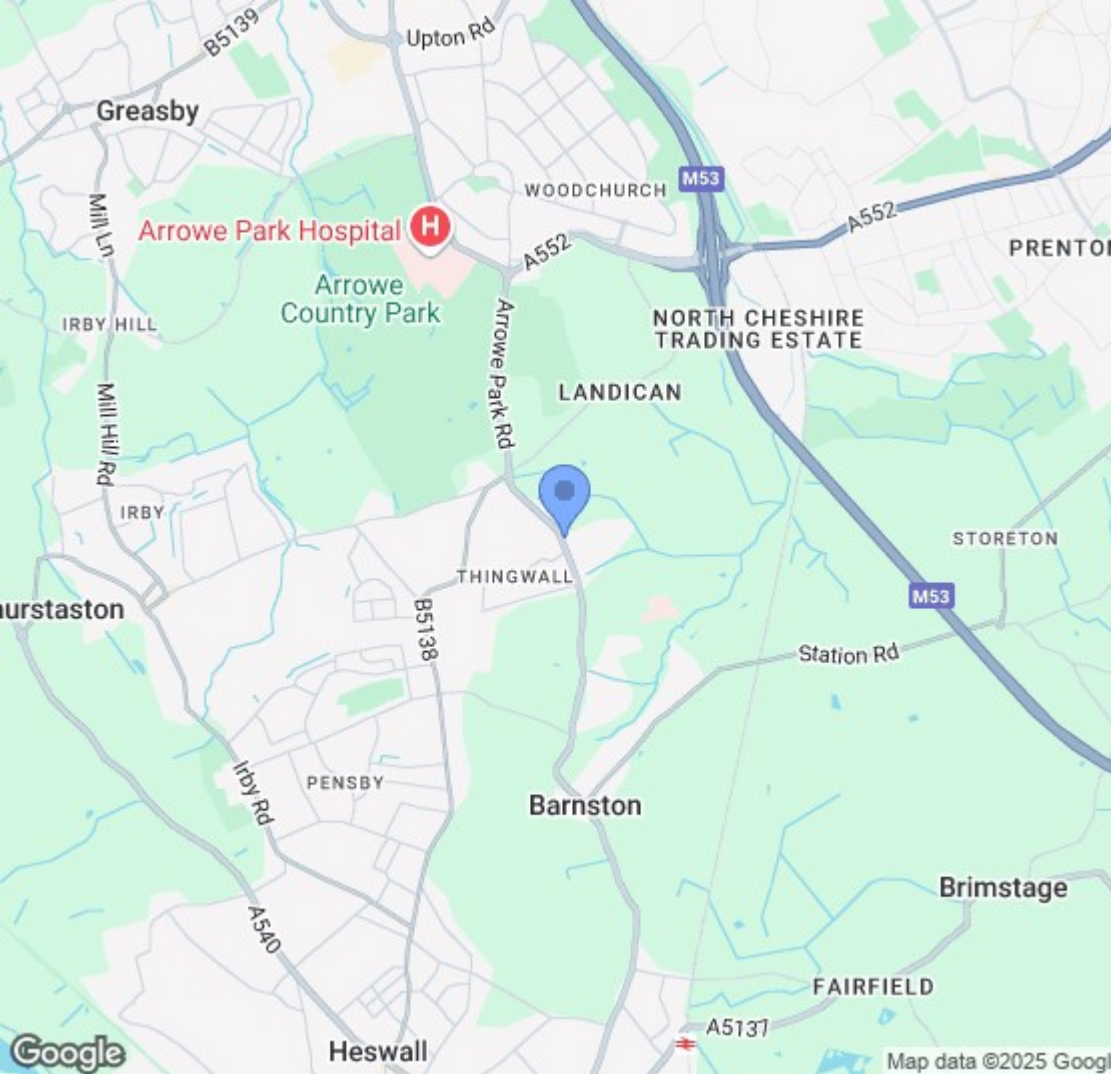
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.





Location Map

# Constables

S A L E S   &   L E T T I N G S

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