

Beverley Gardens, Thingwall, Wirral, CH61 7XU

£285,000

Council Tax Band: C



You come across a lot of properties in this job, so it is unusual to be surprised. This property provides surprises for all the right reasons. This takes a traditional three bed semi detached and provides just enough architectural designs to make it an even better proposition than the standard fare.

Great sized downstairs accommodation due to using the full width of the property for the rooms, clever use of the understairs void to provide a good sized utility area and downstairs loo. The addition of a conservatory but one that is cleverly integrated to the rest of the house rather than seen as just an add on.

All of the upstairs bedrooms provide great sized accommodation with the addition of dual aspect in one of the front rooms.

Recently fitted shower quadrant in the bathroom and the beautiful smell of newly laid carpet throughout the house as well as new laminate flooring in the sitting room and utility space. The large rear garden (117 feet long!), features a brick built garage for all of your storage needs, conversion to a workshop, outside office or maybe just somewhere to store your car or motorbike?

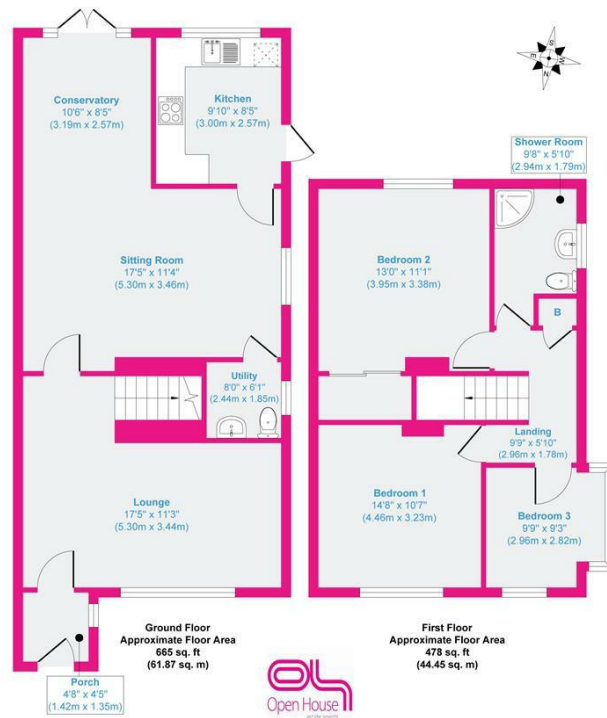
As it is south facing, the garden will get the sun all day and there are numerous areas for you to enjoy the warmth. The French doors of the conservatory lead directly to the rear patio, there is a greenhouse for those of a horticultural disposition and a durable, plastic garden shed. Attractively designed borders and lawned areas, ensure that this garden will appeal to all members of the family.

A marvellous property, fully repainted, just waiting for the next family to take it on and enjoy living here. Ready to go, but with the ability to put your own stamp on, over time but with no requirement for immediate outlay. As mentioned there is a brand new shower cubicle, new grey carpets and an attractive, modern kitchen. Although I will enjoy showing this property, I don't expect to have many to do, as once you see this for yourself, you will want it.



Open House West Wirral

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Approx. Gross Internal Floor Area 1143 sq. ft / 106.32 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	