



The Foxes, Thingwall, Wirral CH61 7YH

- Attractive and Modern Four Bedroom Detached Family Residence
- Benefiting from Being Offered for Sale with No Onward Chain
- Hallway, W,C, Lounge, Dining Room, Kitchen and Utility Room
- Driveway, Integral Garage, Double Glazing and Central Heating
- Quiet Cul-De-Sac Location in the Popular Area of Thingwall
- Well Appointed and Maintained Family Living Accommodation
- Four Sizeable Bedrooms, En Suite Shower Room and Bathroom
- Private Enclosed Rear Garden Enjoying a Southerley Aspect



Offers in the Region Of £339,950 – No Onward Chain













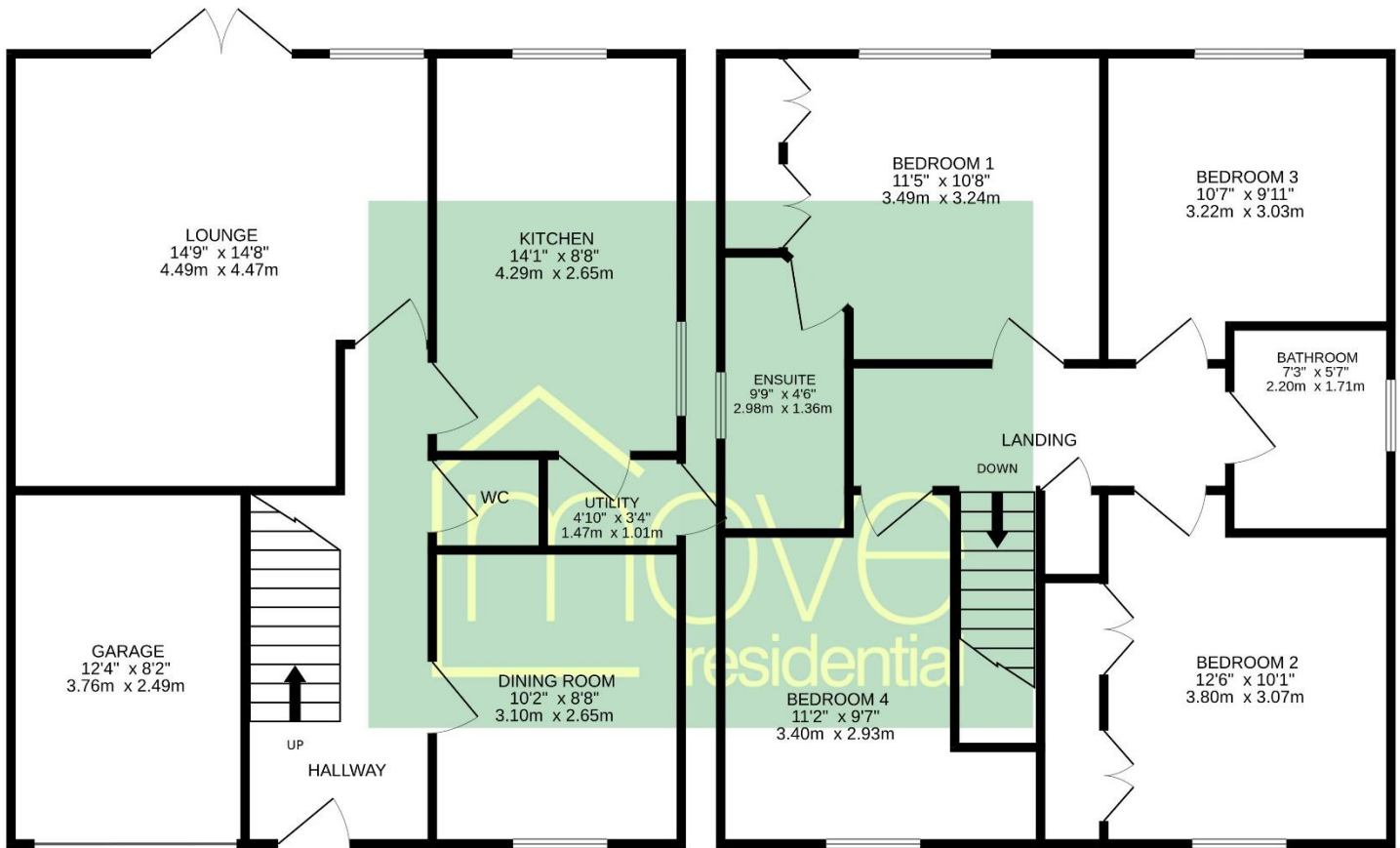
Description

Set in a quiet cul-de-sac location in the popular residential area of Thingwall, sits this attractive and modern four bedroom detached residence. Offered for sale with no onward chain this home is beautifully presented and has been well maintained by the current owners. In brief you have a hallway, W.C, front dining room and a rear lounge with feature fireplace and patio doors opening to the rear garden. A well fitted breakfast kitchen and utility room complete the ground floor. To the first floor you have the master bedroom with fitted wardrobes and en suite shower room, second double bedroom with fitted wardrobes, two further good sized bedrooms and a three piece family bathroom. Further benefiting from a driveway, integral garage, double glazing, gas central heating and enclosed rear garden, beautifully manicured with patio area, lawn, mature trees and flower beds all enjoying a southerly aspect. A closer inspection is strongly advised to appreciate this home in full.

Floor Plan

GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.

1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes 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.
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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.