

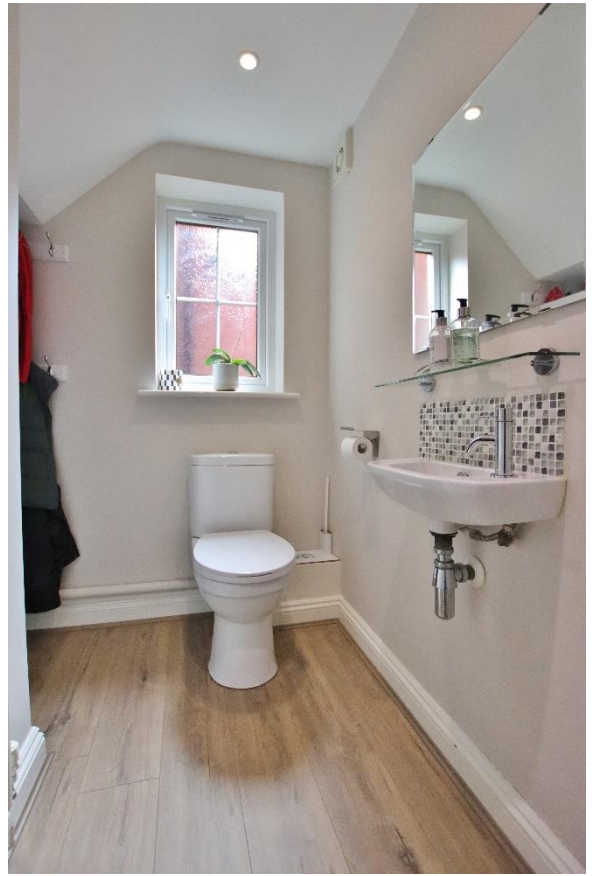


Manor Park Close, Thingwall, Wirral CH61 7UA

- Impressive Four Bedroom Detached Family Residence
- Spacious and Versatile Family Living Accommodation
- Impressive Large Well Fitted Kitchen Diner with Appliances
- Three Further Sizeable Bedrooms and a Family Bathroom
- Located in the Highly Popular Residential Area of Thingwall
- Hall, W.C, Generous Sized Lounge and Second Reception Room
- Master Bedroom with Modern En Suite Shower Room
- Ample Off Road Parking and Generous Sized Enclosed Rear Garden



Offers Over £400,000













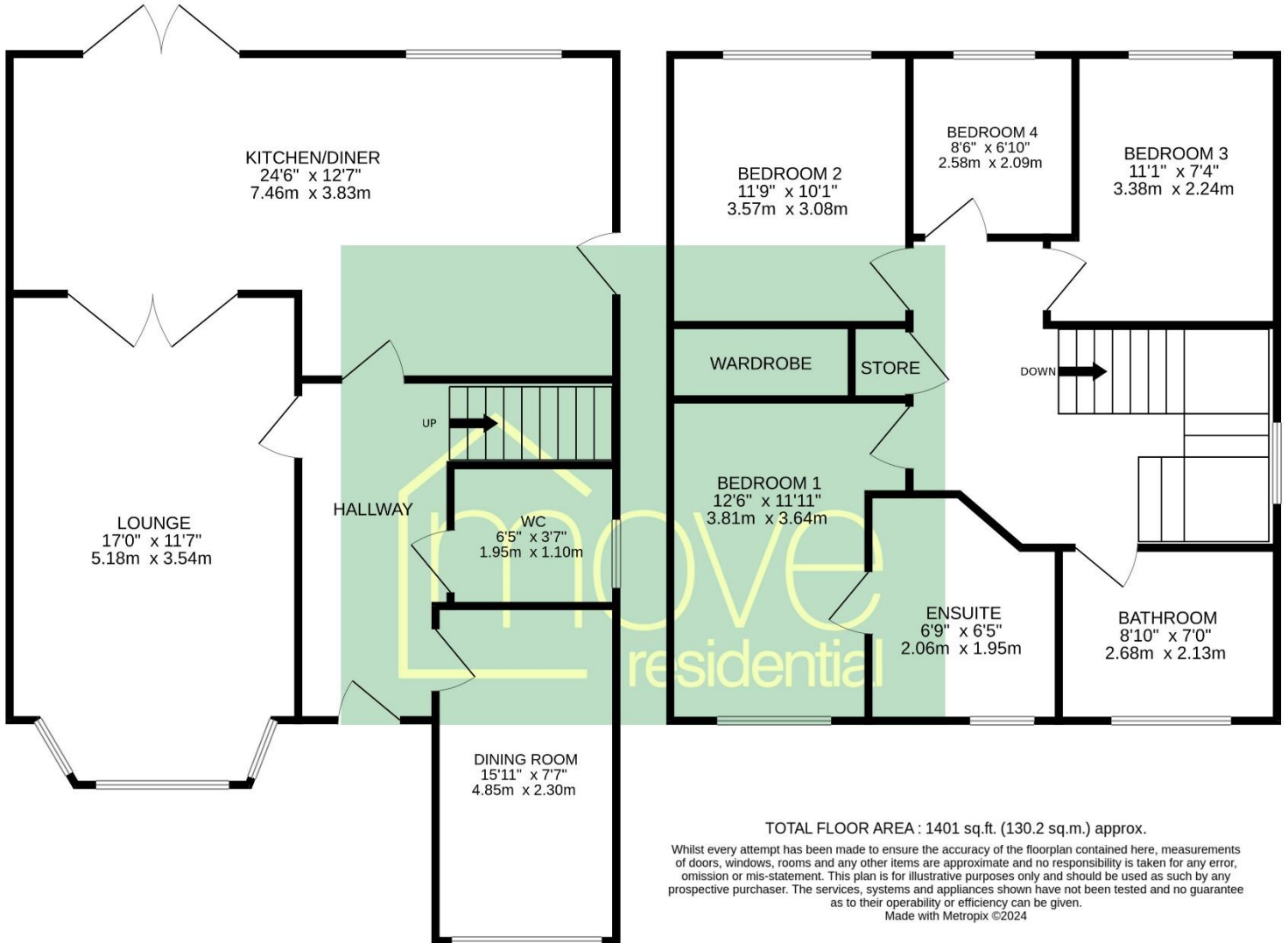




Floor Plan

GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.

1ST FLOOR
657 sq.ft. (61.1 sq.m.) approx.



Description

Occupying a generous corner plot in the highly sought after area of Thingwall, Move Residential are delighted to showcase this impressive and modern four bedroom detached family residence. Immaculately presented with a fresh and neutral décor, boasting well proportioned rooms all flooded with natural light. A closer inspection is essential to appreciate this superb family home in full.

In brief you have a welcoming hallway with W.C/cloaks off. Sizeable lounge with feature fireplace and double doors leading into a large, well fitted kitchen diner fitted with a comprehensive range of wall and base units with contrasting work tops and integrated appliances. To the front of the house you have a second reception room with was previously a garage. To the first floor you have the master bedroom with en suite shower room, two further double bedrooms, fourth bedroom and a family bathroom.

Further benefiting from ample off road parking, double glazing, gas central heating and a large private enclosed rear garden perfect for entertaining or relaxing. Thingwall is an ever popular residential areas with an array of local amenities and excellent transport links throughout Wirral, Chester and Liverpool. The area also offer highly acclaimed schools for all age groups.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 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.