



Beverley Gardens, Thingwall, Wirral CH61 7XU

- Bright and Spacious Three Bedroom Semi Detached Home
- Immaculately Presented with a Tasteful Decor Throughout
- Three Bedrooms, Walk in Wardrobe and Modern Bathroom
- Private Enclosed Rear Garden with Patio and Lawned Areas
- Located in the Highly Sought After Area of Thingwall
- Lounge, Open Plan Living Kitchen Diner and Utility/W.C
- Driveway and Detached Garage with Built in Bar and Storage
- Close to Amenities, Transport Links and Excellent Schools



Offers in Excess of £300,000





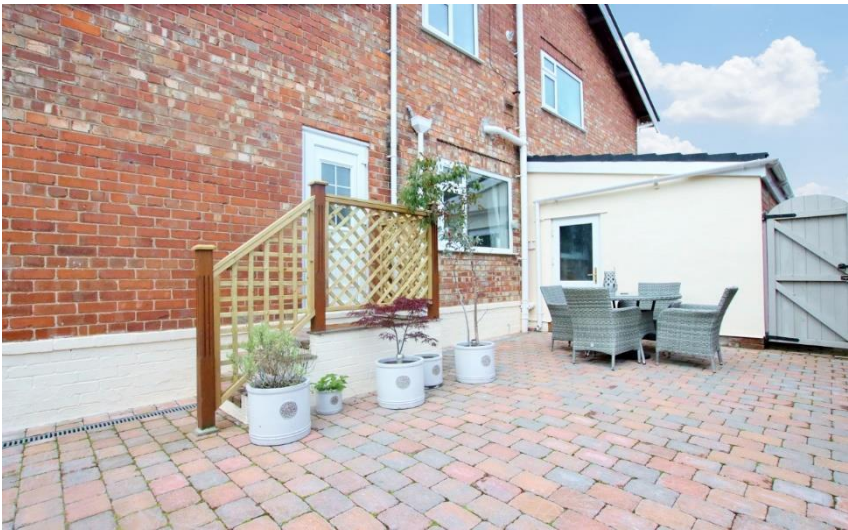








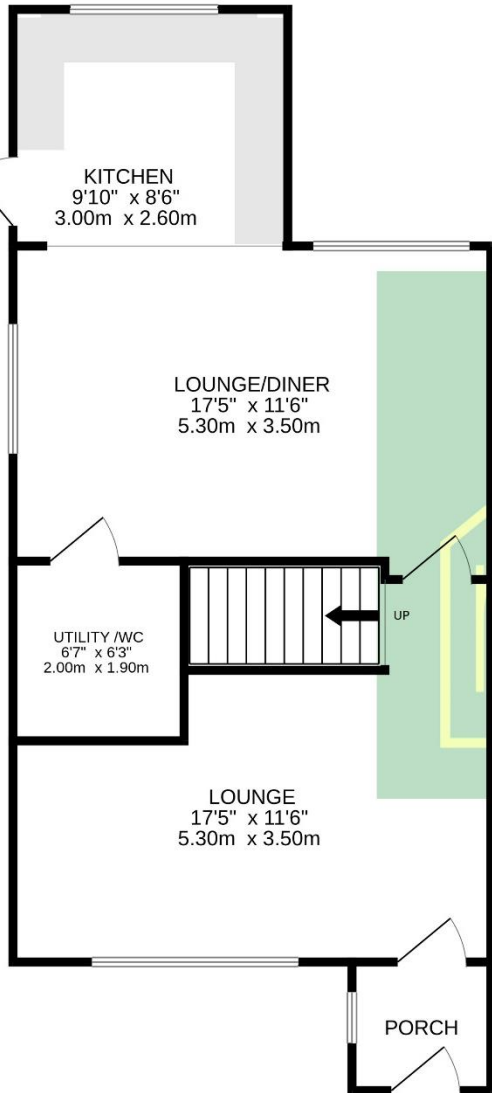






Floor Plan

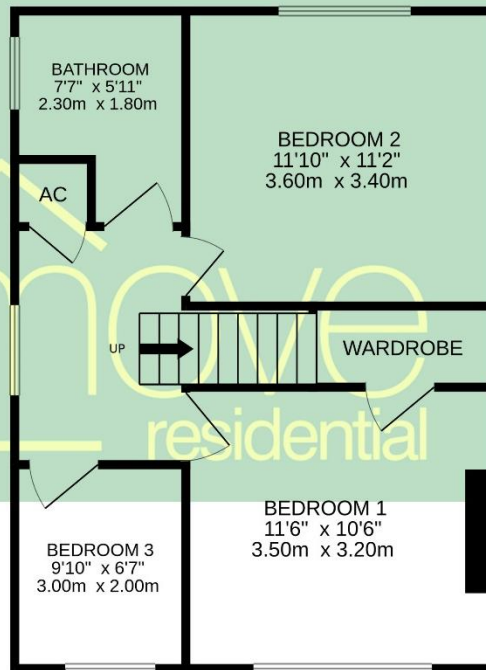
GROUND FLOOR
562 sq.ft. (52.3 sq.m.) approx.



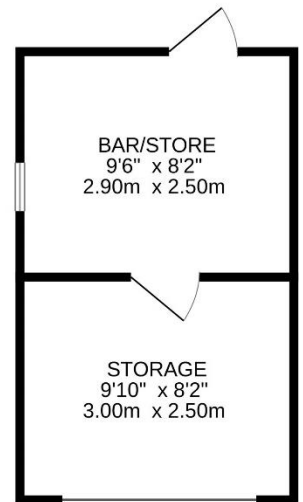
TOTAL FLOOR AREA : 1137 sq.ft. (105.6 sq.m.) approx.

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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1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



GARAGE
162 sq.ft. (15.1 sq.m.) approx.



Description

Immaculately presented with a tasteful décor throughout, Move Residential are delighted to present to the sales market this impressive three bedroom semi detached home. Located in the highly sought after area of Thingwall within easy reach of amenities, transport links and excellent schools for all age groups. In brief you have a front lounge with feature fireplace and to the rear you the property you have an open plan living kitchen diner, with modern fitted kitchen, lounge/diner with doors opening to the delightful rear garden and a utility room/W.C. To the first floor you have the master bedroom with walk in wardrobe, second double bedroom, third bedroom and contemporary three piece bathroom. Further benefiting from off road parking and a detached garage with built in bar and storage space. Completing this home perfectly you have a private enclosed rear garden mainly laid to lawn with patio area. A closer inspection is strongly recommended to appreciate this home in full.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 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.