



## Beaumaris Drive, Thingwall, Wirral CH61 7XP

- Traditional Three Bedroom Semi Detached Residence
- Well Maintained and Appointed Living Accommodaiton
- Three Sizeable Bedrooms and a Modern Shower Room
- Private Enclosed Rear Garden with Patio and Lawned Areas
- Located in the highly Sought After Area of Thingwall
- Porch, W.C, Lounge, Dining Room and a Fitted Kitchen
- Off Road Parking and a Detached Single Garage to the Rear
- Close to Amenities, Transport Links and Excellent Schools



Offers Over £270,000





















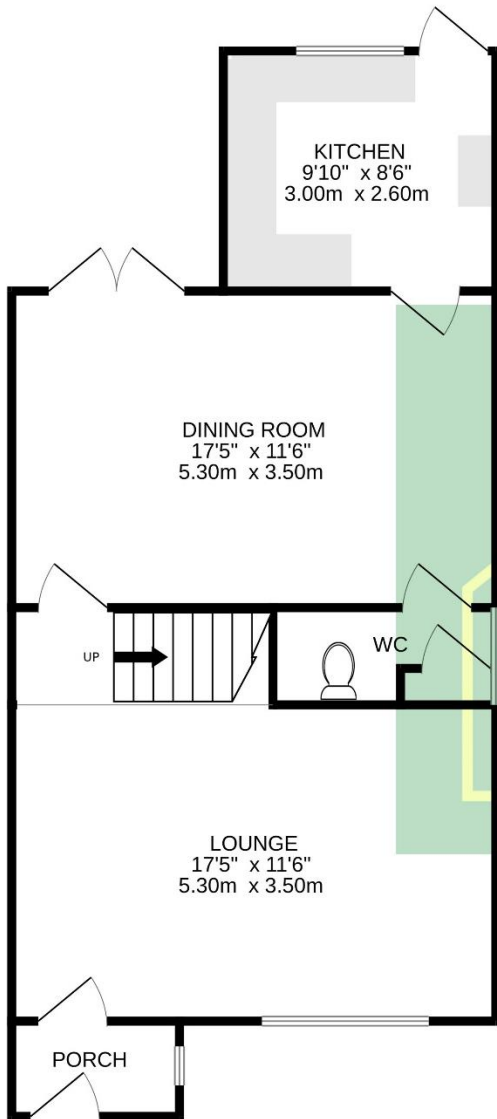




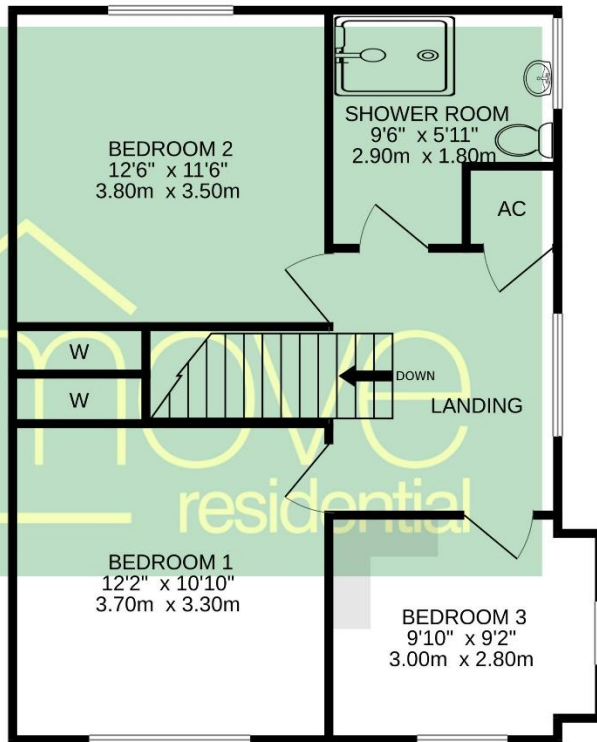


# Floor Plan

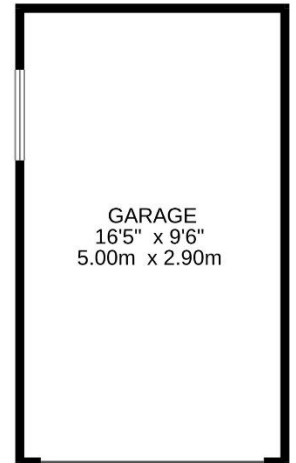
GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



GARAGE



TOTAL FLOOR AREA : 1108sq.ft. (102.9 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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## **Description**

Located in the popular residential area of Thingwall, Move Residential are delighted to showcase this traditional three bedroom semi detached family home. Well maintained and appointed with a fresh and neutral décor throughout this superb property briefly comprises a porch, spacious lounge with feature fireplace, large dining room with patio doors opening to the delightful rear garden, downstairs W.C and access into a well fitted kitchen. To the first floor you have two sizeable double bedrooms, third double bedroom and a modern shower room. Further benefiting from off road parking, detached single garage and private enclosed rear garden beautifully manicured with patio and lawned areas. Thingwall is a highly sought after area with a wealth of shops, cafes and other local amenities. With excellent local amenities, thriving community spirit and easy access throughout Wirral, Chester and Liverpool. You also have highly acclaimed schools for all age groups within the area.

## **EPC Summary**

*Awaiting Certificate*

## **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.