

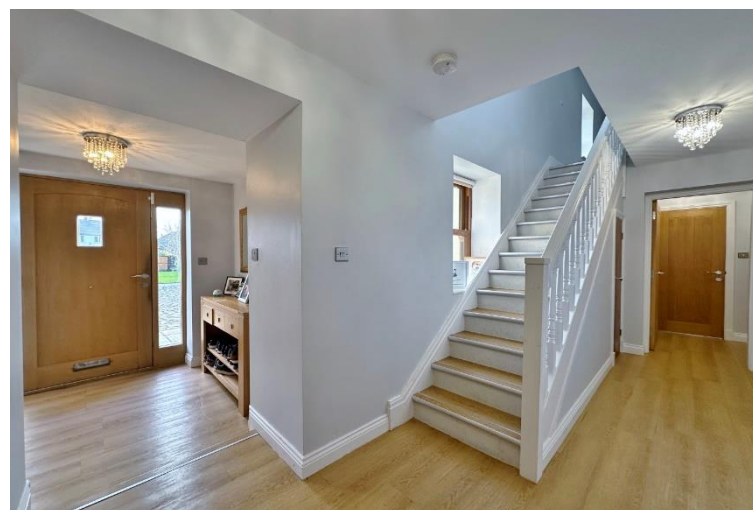


Thingwall Road East, Thingwall, Wirral CH61 3UZ

- Idyllic Four Bedroom Semi Detached Converted Farmhouse
- Generous Sized Plot with Impressive Wrap Around Gardens
- Hallway, W.C, 28 Ft Lounge and a Modern 21Ft Fitted Kitchen Diner
- Master Bedroom with Walk in Wardrobe, Nursery and Four Piece En Suite
- Dating Back to the 19th Century and Modernised in Later Years
- Arranged Over Three Floors Spanning Over 2,900 Square Foot
- Three First Floor Double Bedrooms and Four Piece Family Bathroom
- Remote Operated Gates, Sweeping Driveway and Detached Double Garage



Offers Over £575,000























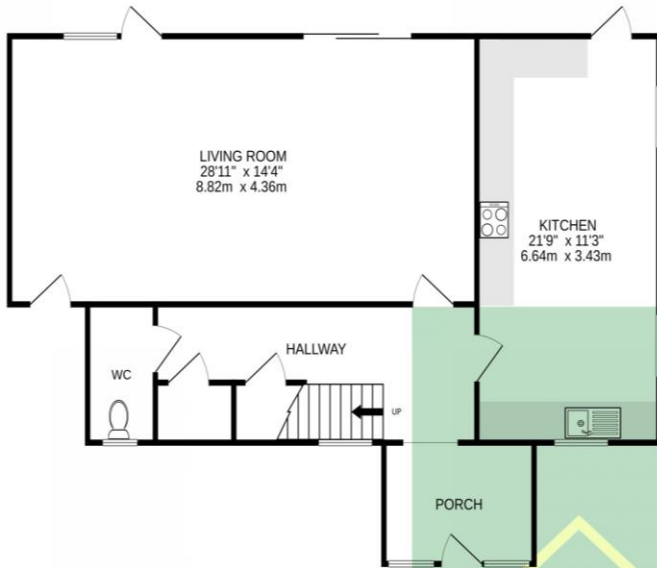




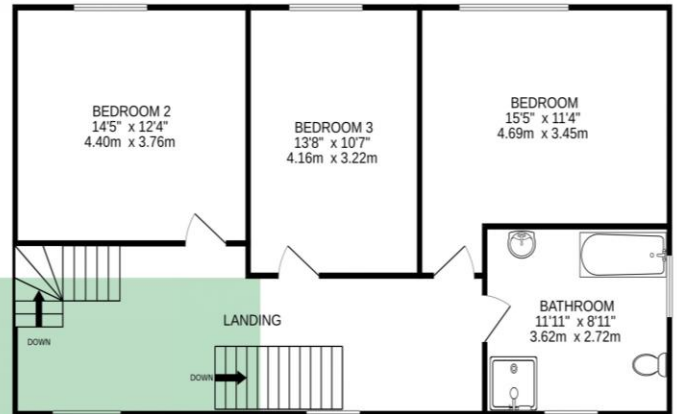




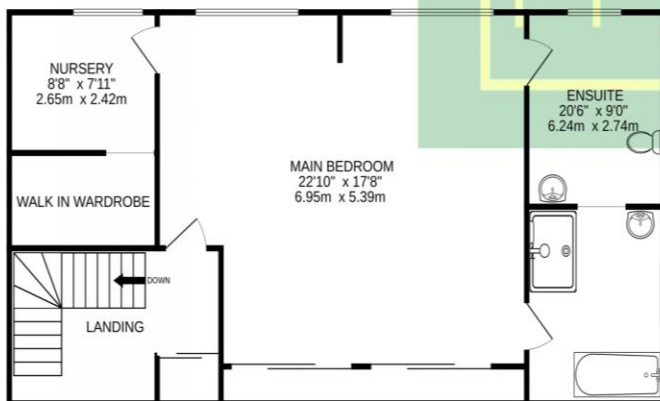
GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.



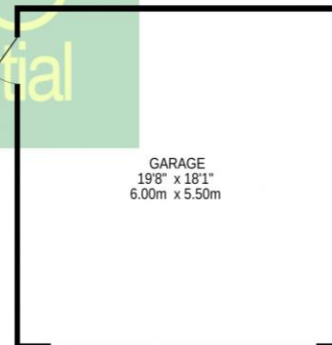
1ST FLOOR
879 sq.ft. (81.6 sq.m.) approx.



2ND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



GARAGE
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 2978 sq.ft. (276.6 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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Description

Idyllic converted farmhouse located on a generous sized plot in the prime location of Irby. Boasting four bedrooms and two bathrooms this superb property spans over 2900 square foot of family living space. Dating back to the 19th Century, formerly part of a working farm, this unique property was sympathetically restored in the early 2000's, the current owners took over in 2019 and have since carried on the renovations to create this impressive family home. The original structure of the house has thick external walls which help regulate the temperature by keeping the property warm in winter and cool in the summer months.

Arranged over three floors the property briefly comprises a porch and a welcoming entrance hallway with storage and a downstairs W.C. Spanning over 28 foot you have the lounge with ample space for a dining room and patio doors opening out to the delightful rear garden. Completing the ground floor you have a modern fitted kitchen diner, stretching the full depth of the property, fitted with a comprehensive range of wall and base units with granite worktops. The first floor has a large landing space, three well proportioned double bedrooms and a contemporary four piece family bathroom. The top floor boasts an impressive master suite, with a substantial bedroom, eaves storage with sliding doors, walk in wardrobe with nursery and a further four piece bathroom.

Externally this property sits nicely in the centre of this expansive plot, with remotely operated electric gated access opening to a sweeping cobbled driveway providing ample off road parking along with a detached double garage. The wrap around gardens encapsulate this home perfectly, with sprawling lawn, children's play areas for all ages and patio areas perfect for alfresco entertaining or relaxing.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 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.