



Thingwall Grange, Thingwall, Wirral CH61 7YD

- Immaculate and Spacious Four Double Bedroom Detached Family Residence
- Spanning Over 1900 Square Foot of Executive Living Space Set Over Three Floors
- Impressive Modern Kitchen Diner and Conservatory with Log Burning Stove
- Second Floor with Large Fourth Double Bedroom, Shower Room and Study
- Large Plot in the Popular Area of Thingwall with Delightful Open Rear Aspect
- Hallway, Storage W.C, Bay Fronted Lounge with Media Wall and Utility Room
- Three First Floor Bedrooms, Two Dressing Rooms, En Suite and Four Piece Bathroom
- Driveway, Integral Garage and Large Beautifully Landscaped Enclosed Rear Garden



£530,000

























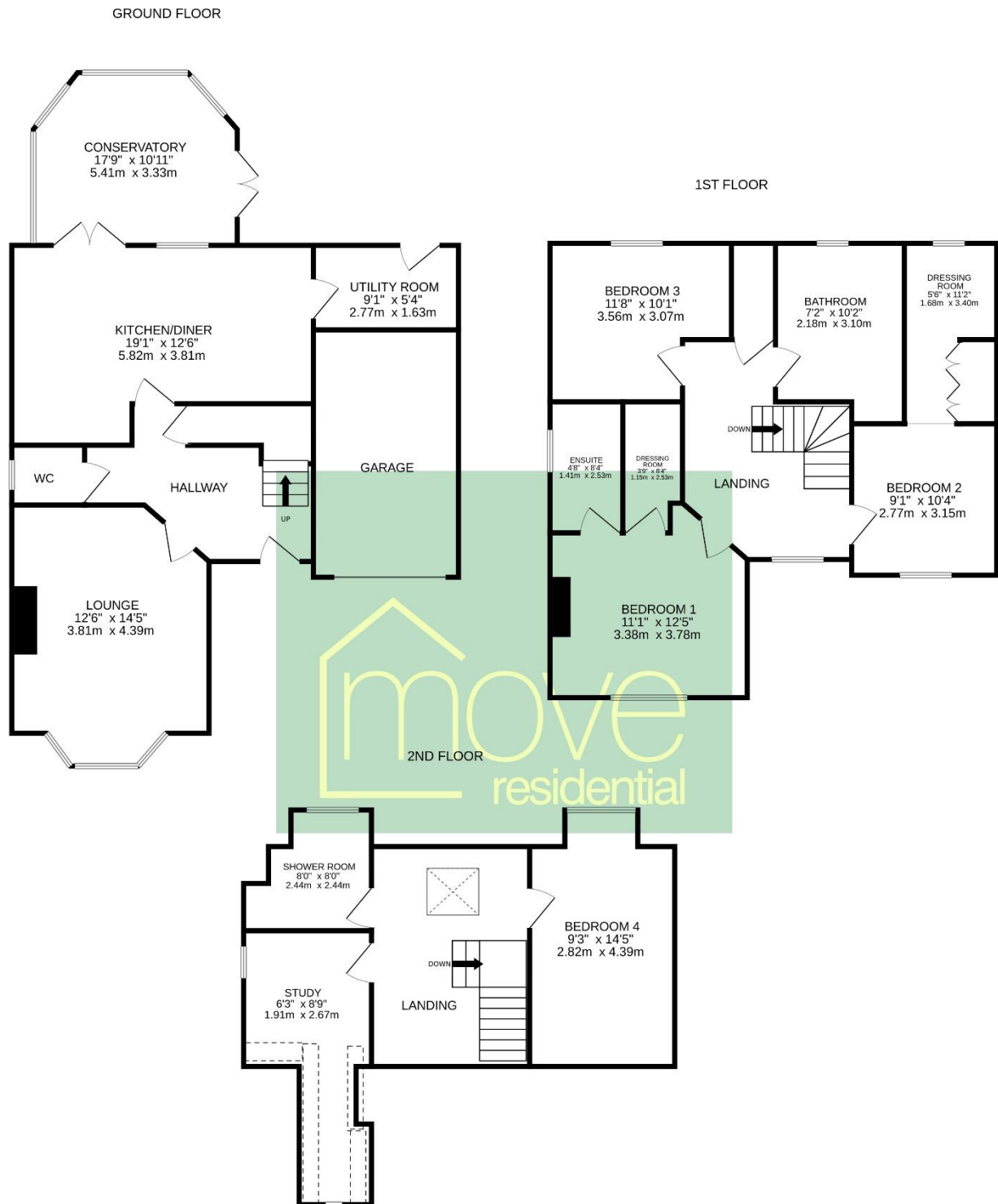




Description

Nestled on a large plot with delightful open rear aspect, Move Residential are delighted to be the agent of choice to showcase this impressive four double bedroom detached residence. Spanning over 1900 square foot of sumptuous family living accommodation, arranged over three floors and appointed with a tasteful décor throughout. A closer inspection is strongly recommended to appreciate this magnificent family home in full.

In brief you have a welcoming hallway with storage cupboard and a downstairs W.C. To the front of the property you have a bay fronted lounge with media wall with feature fireplace. At the heart of this home you have an impressive kitchen diner, fitted with a comprehensive range of wall and base units with central island, contrasting worktops and a range of fitted appliances and a useful utility room off. Completing the ground floor you have a lovely conservatory with delightful views over the garden and a feature log burning stove. To the first floor you have the master bedroom with dressing room and en suite shower room. Second double bedroom with dressing area, third double bedroom and a contemporary four piece family bathroom. To the second floor you have a well proportioned fourth double bedroom, modern shower room and study. Further benefitting from a driveway and integral garage. Encapsulating this home perfectly is the enclosed rear garden, generous in size and beautifully landscaped with decked and patio areas leading to a sweeping lawn with stunning open aspect over fields. Thingwall is a highly sought after area with a wealth of shops, cafes and other local amenities. With thriving community spirit and easy access throughout Wirral, Chester and Liverpool. You also have highly acclaimed schools for all age groups within the area.



TOTAL FLOOR AREA : 1963 sq.ft. (182.4 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	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.