



## Barnsdale Avenue, Thingwall, Wirral CH61 1BQ

- Stunning Three Bedroom Semi Detached Residence
- Hallway, Stylish Lounge and Contemporary Kitchen Diner
- Beautifully Manicured Gardens to the Front and Rear
- Situated in the Highly Sought After Area of Thingwall
- Immaculately Presented and Updated Accommodation
- Three Sizeable Bedrooms and Modern Four Piece Bathroom
- Ample Off Road Parking and Detached Garage with Power
- Close to Amenities, Transport Links and Excellent Schools



£330,000





































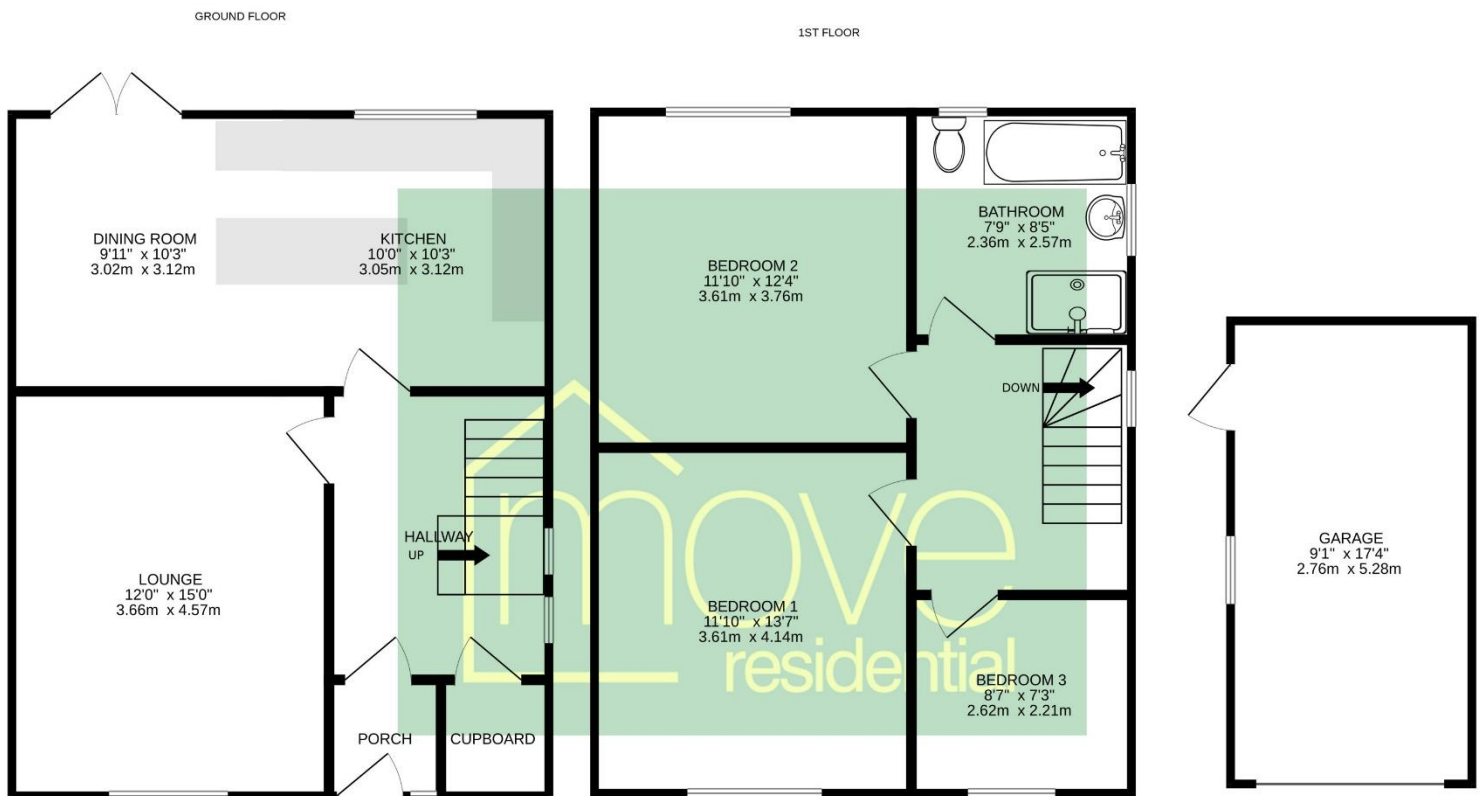




## Description

A credit to the current owners, this superb three bedroom semi -detached residence has been renovated throughout to an exceptionally high standard. The property seamlessly blends modern living with thoughtful design, offering spacious and well appointed accommodation that caters perfectly to family life. Upon entering, you are greeted by a welcoming hallway that leads into a bright and inviting lounge, an ideal space for relaxation and entertaining guests. The heart of the home lies in the beautifully designed contemporary open plan kitchen diner, this space not only offers ample room for daily living and entertaining but also features French doors that open out to a delightful rear garden, creating a perfect flow between indoor and outdoor living. The layout maximises natural light and offers a contemporary yet practical environment for family meals and gatherings. Upstairs, the first floor continues to impress with three generously sized bedrooms, each providing comfortable and versatile living space. The modern four piece bathroom is tastefully finished, offering both style and functionality with a free standing bath and shower cubicle. Externally, the property further benefits from off road parking and a detached garage equipped with power, ideal for storage or a workshop. The gardens to both the front and rear have been beautifully maintained, providing an attractive and private outdoor space to enjoy throughout the seasons. This is a truly impressive home ready for immediate occupation.

## Floor Plan



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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		85 B
69-80	C	72 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.