

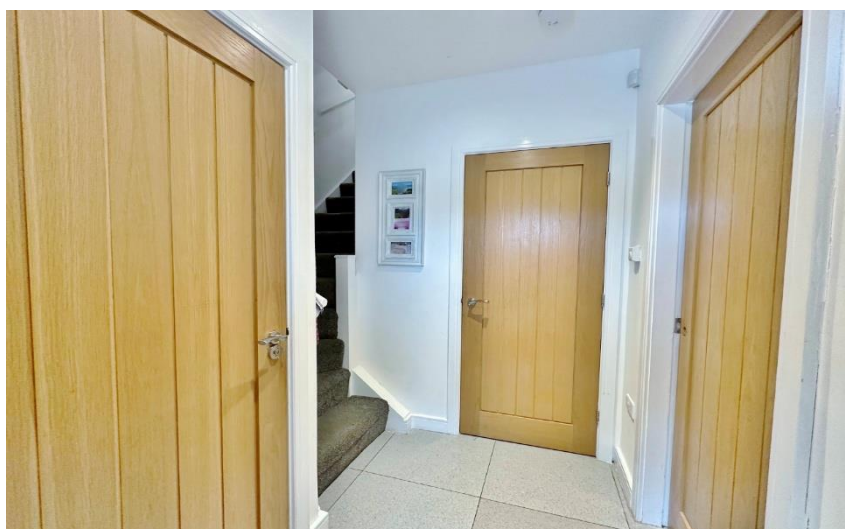


Seven Acres Lane, Thingwall, Wirral CH61 7XY

- Impressive Three/Four Bedroom, Three Bathroom Semi Detached Family Home
- Occupying a Good Sized Plot in the Sought After area of Thingwall
- Three Sizeable Bedrooms, Two En Suite and Bathroom Set Over Two Floors
- Driveway and Private Enclosed Rear Garden Mainly Laid to Lawn with Patio Area
- Immaculately Presented Throughout with a Fresh Décor and Stylish Finishes
- Hallway, Downstairs W.C, Spacious Lounge and Open Plan Kitchen Diner
- Previously Four Bedrooms Which Can Easily Be Re-Instated if Required
- Close To Excellent Schools, Amenities, Transport; Internal Viewing Strongly Advised



£350,000

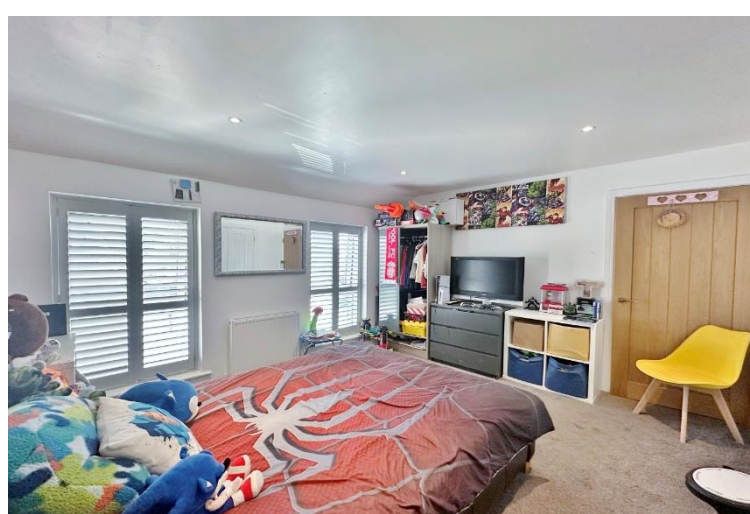
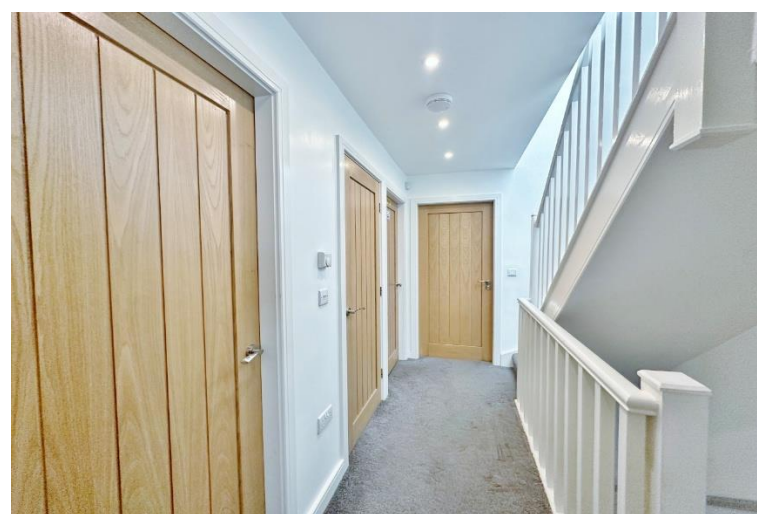




















Description

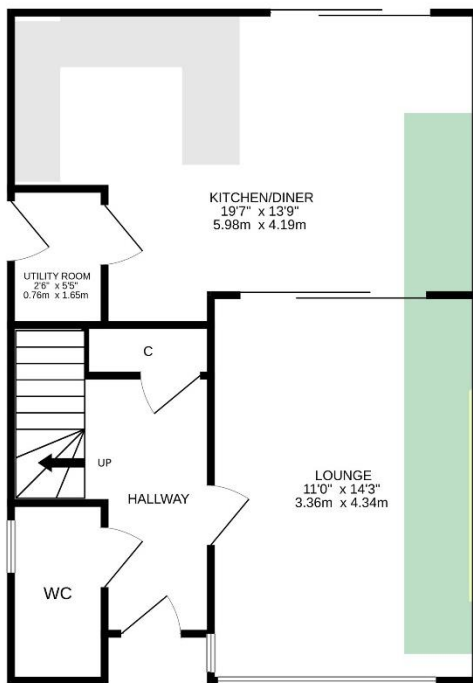
This impressive three/four bedroom executive semi-detached home is situated on the highly desirable Seven Acres Lane in Thingwall. Offering over 1,200 square feet of flexible living space across three generous levels, it's ideally suited for modern family life. Thoughtfully reconfigured from its original four bedroom layout, the home now features three spacious bedrooms, though reinstating the fourth would be a simple task by reintroducing a partition wall in the expansive primary suite.

The interior has been finished with a fresh, contemporary décor throughout. The ground floor welcomes you with a hallway offering useful storage and a convenient downstairs W.C. A bright, well proportioned living room opens via sliding double doors into a stylish open plan kitchen and dining area with patio doors opening to the delightful rear garden. A practical walk in pantry/utility space is neatly tucked just off the kitchen, adding to the home's functionality. On the first floor, you'll find two generously sized bedrooms, including one with a sleek en suite shower room, along with a modern family bathroom. The top floor is dedicated to a further large double bedroom, complete with its own en suite.

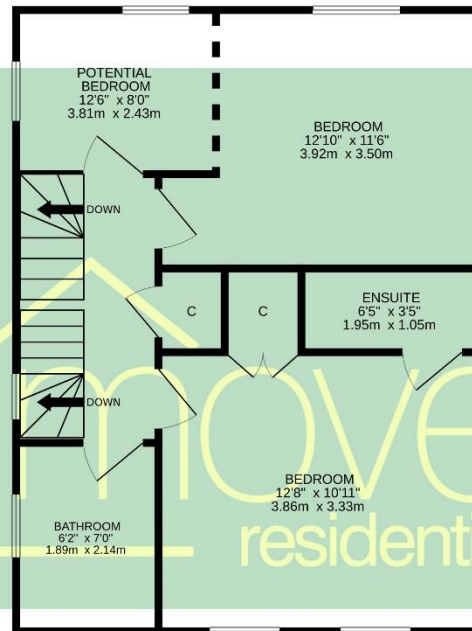
Outside, the property boasts off road parking to the front and a private, enclosed rear garden, an ideal space for families, pet owners, or those who enjoy outdoor relaxation. With excellent local schools, amenities, and transport connections all within easy reach, this property offers both convenience and comfort in a sought-after location. Internal viewing is highly recommended to fully appreciate all this outstanding home has to offer.

Floor Plan

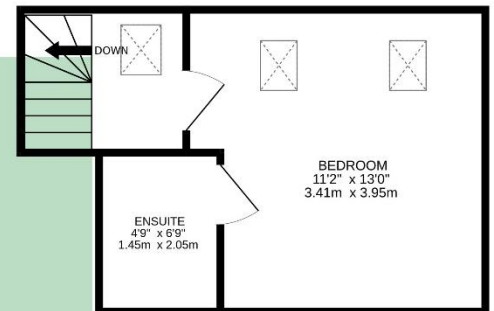
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1264 sq.ft. (117.4 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.

Made with Metropix ©2025

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.