



Kings Drive, Thingwall, Wirral CH61 9QE

- Traditional Three Bedroom Semi Detached Property
- Generous Sized Plot in the Popular Area of Thingwall
- Hallway, Lounge, Dining Room, Conservatory and Kitchen
- Off Road Parking, Front Garden and Outhouse with W.C
- Offered to the Sales Market with No Onward Chain
- Well Planned and Maintained Living Accommodation
- Three Well Proportioned Bedrooms and Family Bathroom
- Close to Amenities. Transport Links and Excellent Schools



£230,000















Description

This traditional three bedroom semi detached home is offered for sale with no onward chain and occupies a generous sized plot in the highly sought after area of Thingwall. Perfectly positioned and full of potential, the property is well appointed and ready for someone to put their own stamp on it, making it an ideal opportunity for families or buyers looking to create their dream home. Upon entering, you are greeted by a welcoming hallway leading to a spacious lounge with feature fireplace. The dining room flows seamlessly into the conservatory, offering lovely views of the rear garden and providing an excellent space for entertaining or relaxing. Completing the ground floor is a fitted kitchen, offering plenty of storage and workspace. To the first floor, there are three well proportioned bedrooms, all light and airy, along with a three piece bathroom suite. Externally, the property benefits from off road parking, front garden and to the rear, a generous private garden mainly laid to lawn with patio area all enjoying a high degree of privacy. There is also a useful outhouse with a WC, adding further convenience. Set in a prime Thingwall location close to local amenities, excellent schools, and transport links, this home combines character, space, and potential in equal measure. Viewing is strongly recommended to fully appreciate the possibilities this delightful property has to offer.

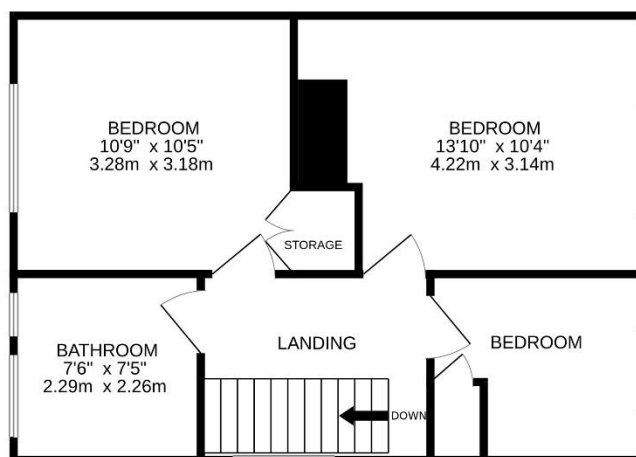
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 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.

GROUND FLOOR



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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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