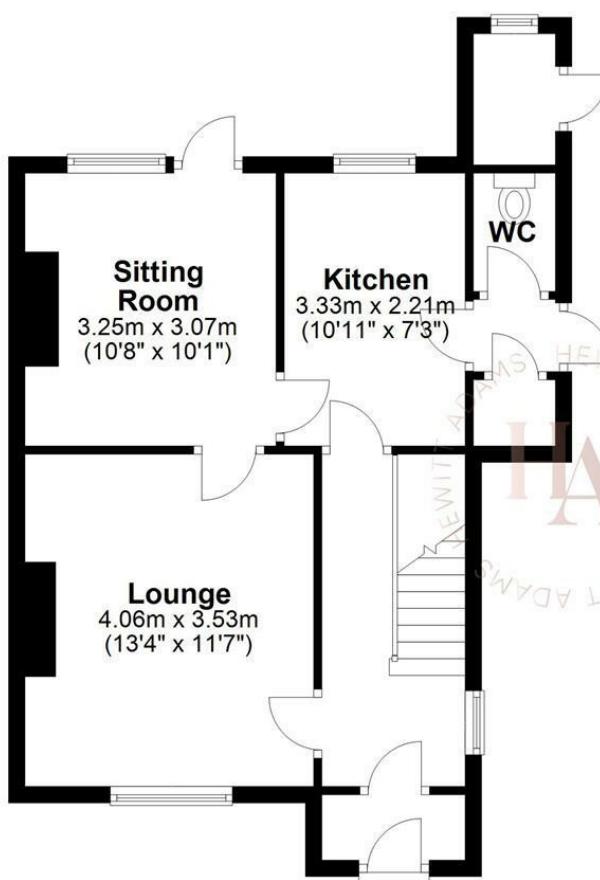




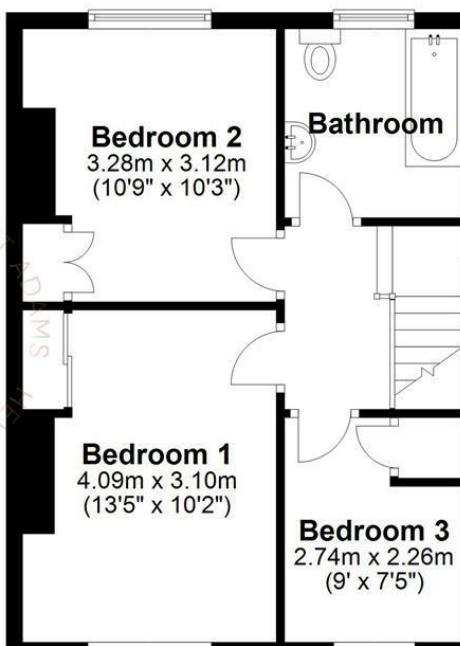
### Ground Floor

Approx. 47.0 sq. metres (505.7 sq. feet)



### First Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



Total area: approx. 87.5 sq. metres (941.7 sq. feet)  
For illustration purposes only - not to scale



**Kings Drive, Thingwall, Wirral CH61 9PX**  
**Asking Price £200,000**

3 Bedroom 2 Reception 1 Bathroom D

\*\*Three Bedroom Semi - Popular Thingwall Location - Perfect First Time Buy - No Onward Chain!\*\*

Hewitt Adams is delighted to offer to the market with NO ONWARD this PERFECT FIRST TIME BUYER property located on the POPULAR Kings Drive in Thingwall.

In the agents opinion this property is a fantastic first step onto the property ladder for a first time buyer or young family who want to put their own stamp on their new home.

In brief the accommodation affords; entrance hall, lounge, dining room / sitting room, kitchen and a utility area and w.c. Upstairs there are the three bedrooms and a family bathroom and w.c.

Externally there is a DRIVEWAY providing off-road parking and a really GOOD-SIZED private rear garden laid to patio and lawn. The garden is such a good size that there is, subject to planning and consents, the opportunity to extend the property.

Call Hewitt Adams on 0151 342 8200 to view this NO CHAIN property.

## Front Entrance

### Hall

Staircase, radiator

### Lounge

11'5" x 13'5" (3.5 x 4.09)

Double glazed window, radiator, power points, fireplace



### Dining Room / Sitting Room

10'9" x 10'2" (3.3 x 3.1)

Double glazed window, radiator, power points, double glazed patio doors to garden



### Kitchen

7'2" x 9'10" (2.2 x 3.0)

Wall and base units, inset sink, spaces for white goods, double glazed window, rear door to utility and w.c



## UPSTAIRS

### Bedroom One

10'2" x 13'5" (3.1 x 4.09)

Double glazed window, radiator, power points



### Bedroom Two

10'2" x 10'5" (3.1 x 3.2)

Double glazed window, radiator, power points

### Bedroom Three

8'2" x 7'2" (2.5 x 2.2)

Double glazed window, radiator, power points

### Bathroom

Comprising bath, wash hand basin, double glazed window, low level w.c

## EXTERNALLY

Externally there is a DRIVEWAY providing off-road parking and a really GOOD-SIZED private rear garden laid to patio and lawn. The garden is such a good size that there is, subject to planning and consents, the opportunity to extend the property.