



Total area: approx. 204.8 sq. metres (2204.1 sq. feet)  
For illustration purposes only - not to scale

## Cestrian Drive, Wirral, CH61 9PL

£260,000

3 Bedroom 4 Reception 2 Bathroom E

### PUBLIC NOTICE

12 Cestrian Drive, Thingwall, CH61 9PL

We are acting in the sale of the above property and have received an offer of £312,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

\*\*\*Three Bed Detached Dormer Bungalow - No Onward Chain - Sought After Location\*\*\*

Hewitt Adams are pleased to offer to the market with no onward chain, this versatile three-bedroom detached dormer bungalow, located on the popular Cestrian Drive in Thingwall. Handily located a short walk away from local shops, amenities and transport links, and a short drive into Heswall town centre.

The property comes to the market requiring a modest scheme of modernisation, which presents a unique opportunity for buyers seeking a family home with the potential to create their dream home.

**Front Entrance**

Into:

**Hall**

Radiator, stairs, cupboard

**Lounge**

20'4" x 11'11" (6.22 x 3.64)

Double glazed window, radiator, power points, gas fire

**Living Room**

18'8" x 11'11" (5.70 x 3.64)

Sliding doors to rear, radiator, power points

**Kitchen**

15'2" x 9'0" (4.64 x 2.76)

Wall and base units, inset sink, integrated oven & grill, electric hob, double glazed window, door to rear

**Breakfast Room**

15'3" x 8'11" (4.67 x 2.73)

Double glazed window, radiator, power points

**Dining Room**

11'4" x 10'11" (3.47 x 3.35)

Double glazed window, radiator, power points

**Bedroom**

13'4" x 8'6" (4.07 x 2.61)

Double glazed window, radiator, power points

**Utility**

Power points, double glazed window, radiator

**Bathroom**

Comprising bath, shower, w.c, wash hand basin

**First Floor**

**Bedroom**

12'1" x 10'9" (3.70 x 3.30)

Double glazed window, radiator, power points, integral wardrobes, door to:

**En Suite**

Comprising shower, w.c, wash hand basin, velux window

**Bedroom**

12'1" x 9'2" (3.70 x 2.80)

Double glazed window, radiator, power points, integral wardrobes

**Externally**

Front - Driveway parking for multiple cars

Rear - Well established garden laid to patio and gravel.

