



Ground Floor

Approx. 102.3 sq. metres (1100.7 sq. feet)

First Floor

Approx. 75.6 sq. metres (813.3 sq. feet)



Total area: approx. 177.8 sq. metres (1914.0 sq. feet)
For illustration purposes only - not to scale

The Leas, Thingwall, Wirral CH61 1BB

£495,000

4 Bedroom 3 Reception 2 Bathroom

An exceptional family home offering versatile living space, four generous double bedrooms and two stylish bathrooms—ideal for growing families or those who love to entertain.

Situated near the top of a quiet cul-de-sac in sought-after Thingwall, 24 The Leas combines modern comfort with practicality. A rising driveway provides off-road parking for two vehicles, while landscaped gardens wrap around the property, enhancing its kerb appeal. The rear garden features decking, a summerhouse, raised lawn, patio areas and vegetable patches—perfect for outdoor living.

Inside, a welcoming hallway includes under-stairs storage and a WC. To the front is a cosy sitting room, while the standout feature is the open-plan kitchen-diner, fitted with quality Neff and Bosch appliances, sleek cabinetry, a breakfast bar and a bright bay window.

The kitchen flows into a dining area with garden views, Velux windows and bi-fold doors opening onto the patio. Double doors lead to an extended living room with a gas fireplace, patio doors and a striking apex window.

A study/home office, created from a garage conversion and accessed via the utility room, adds further flexibility.

Front Entrance

Into;

Hall

Staircase, radiator, power points

W.C

W.C, wash hand basin

Sitting Room

12'9" x 11'1" (3.9 x 3.4)

Double glazed window, radiator, power points

Living Room

26'2" x 12'2" (8.00 x 3.73)

Double glazed vaulted ceiling, patio doors, radiator, power points, fireplace, double doors into;

Kitchen

14'1" x 11'1" (4.3 x 3.4)

Modern integrated kitchen with wall and base units, worktop surfaces, inset sink, peninsula island, integrated dishwasher, integrated oven and hob, inset sink, double glazed windows

Dining Area

14'1" x 9'6" (4.3 x 2.9)

Double glazed windows, patio doors to the garden, radiator

Office / Study

9'8" x 8'7" (2.97 x 2.64)

Double glazed window, radiator, power points

Utility

10'7" x 8'7" (3.23 x 2.62)

Wall and base units, space and plumbing for washing machine, double glazed window, patio door to garden.

UPSTAIRS

Bedroom One

12'4" x 12'2" (3.76 x 3.73)

Double glazed window, radiator, power points, fitted wardrobes, door into;

En-Suite

W.C, wash hand basin, shower, double glazed window, towel rail

Bedroom Two

14'11" x 9'3" (4.57 x 2.83)

Double glazed window, radiator, power points, fitted wardrobes,

Bedroom Three

14'1" x 9'8" (4.3 x 2.97)

Double glazed window, radiator, power points

Bedroom Four

12'11" x 9'8" (3.96 x 2.97)

Double glazed window, radiator, power points, integral wardrobe

Bathroom

Modern bathroom suite comprising bath with shower above, low level W.C, wash hand basin, towel rail, fully tiled, double glazed window

EXTERNALLY

Front Aspect - Off-road parking for several cars. Side gate access to the rear garden.

Rear Aspect - SOUTHERLY FACING with patios, summerhouse and established lawns.

