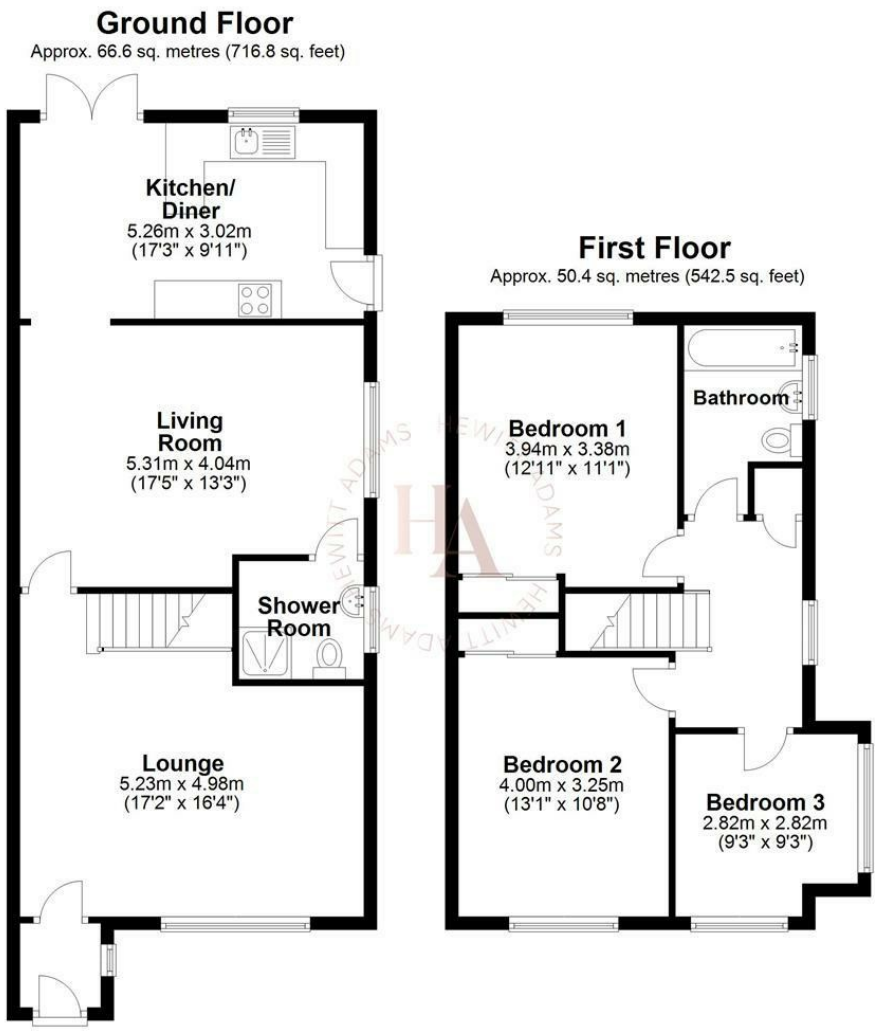




Total area: approx. 117.0 sq. metres (1259.3 sq. feet)  
For illustration purposes only - not to scale

## Barnston Road, Wirral, Merseyside CH61 7XW

£1,300 Per Month

3 Bedroom 2 Reception 2 Bathroom C

**\*\*Three Bed Semi Detached - Ideal First Time Buy - Sought After Area - Open Aspect Kitchen Diner\*\***

Hewitt Adams is excited to offer to the rental market this beautifully presented three bedroom semi detached family home, located on the highly sought after Barnston Road in Thingwall.

Having been renovated to exceptional standards by the current owner, this beautifully presented family home is close to commuter links and highly regarded schools, making this superbly appointed house the ideal purchase for a first time buyer or small family. With the added benefit of newly installed FTP internet infrastructure, as well as a dedicated Type 2 EV charger.

Boasting flexible living space, the property in brief comprises: entrance porch, lounge, a separate living room, the modern open aspect kitchen/diner and a downstairs shower room. Upstairs there are three bedrooms and the family bathroom.

Externally is a multi-car driveway to the front and to the rear is an easy to maintain garden mainly laid to lawn and patio - ideal for summertime entertaining.

Front Entrance

Into:

Porch

Door to:

Lounge

17'1" x 16'4" (5.23 x 4.98)

Double glazed window, radiator, power points, electric log burning effect fire

Living Room

17'5" x 13'3" (5.31 x 4.04)

Double glazed window, radiator, power points, opens to:

Kitchen Diner

17'3" x 9'10" (5.26 x 3.02)

Shaker style wall and base units, inset sink, integrated oven and electric hob, space and plumbing for washing machine, space for fridge and freezer, space for dining table, double glazed window and patio doors to the rear garden, door to side access

Shower Room

Comprising walk in shower, w.c, wash hand basin, heated towel rail

First Floor

Bedroom One

12'11" x 11'1" (3.94 x 3.38)

Double glazed window, radiator, power points, integrated wardrobe

Bedroom Two

13'1" x 10'7" (4.01 x 3.25)

Double glazed window, radiator, power points, integrated wardrobe

Bedroom Three

9'3" x 9'3" (2.82 x 2.82)

Double glazed window, radiator, power points

Bathroom

9'6" x 5'10" (2.92 x 1.80)

Comprising bath with shower above, w.c, wash hand basin vanity, radiator, tiled walls

Externally

Externally is a multi-car driveway to the front and to the rear is an easy to maintain garden mainly laid to lawn and patio

