



# Gwendoline Close, Thingwall

£1,200PCM



**LESLEY HOOKS**  
ESTATE AGENTS







Immaculately presented and ready to move into, this extended semi-detached house offers well planned accommodation throughout. Having uPVC double glazing and combi fired gas central heating the layout briefly comprises hallway, lounge, downstairs shower room and superb open plan kitchen family room. Upstairs there are three good size bedrooms and a stylish bathroom with three piece suite in white. To the front of the property there is a driveway with off road parking leading to the garage. To the rear, there is a delightful garden mainly laid to lawn with paved patio. Situated in a popular residential area, the property is within easy reach of local shops, schools and amenities.



#### **Hallway**

15'0" (4.57m) x 6'0" (1.83m)

#### **Lounge**

15'1" (4.6m) x 11'1" (3.38m)

#### **Downstairs Shower Room**

8'0" (2.44m) Max x 3'0" (0.91m) Max

#### **Open Plan Kitchen Family Room**

18'0" (5.49m) Max x 15'0" (4.57m) Max

#### **Bedroom One**

13'0" (3.96m) x 9'1" (2.77m) Into Wardrobe Recess

#### **Bedroom Two**

11'1" (3.38m) Into Wardrobe Recess x 8'10" (2.69m)

#### **Bedroom Three**

8'0" (2.44m) x 8'0" (2.44m)

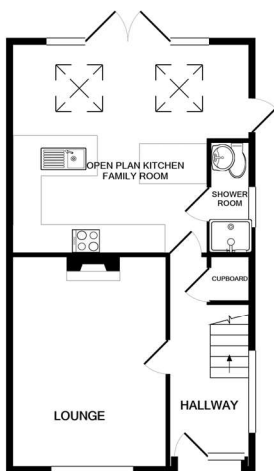
#### **Bathroom**

6'0" (1.83m) x 5'0" (1.52m)

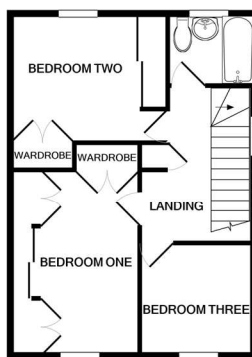




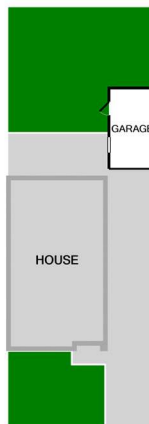




GROUND FLOOR



1ST FLOOR



SITE PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact Us:

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