




**Constables**  
SALES & LETTINGS

Glendale Grove Spital, Wirral

£425,000



Constables is delighted to offer for sale this spacious detached bungalow that is located in a highly sought after cul-de-sac in Spital and within close proximity to Spital train station, bus links, Dibbinsdale nature reserve, the M53 motorway and amenities in Bromborough and Bebington.

The accommodation is well-presented and comprises; entrance hallway, kitchen-dining room, and a Scandinavian style lounge with vaulted ceiling and Velux style windows that add extra light into the spacious room that is at the heart of the bungalow. Off the lounge is a conservatory. There are three bedrooms and two bathrooms, one of which is en-suite off the main bedroom. Two of the bedrooms are located at the rear of the bungalow and share a bathroom providing privacy for family or guests. Two of the bedrooms have fitted wardrobes.

At the front of the property there is driveway and a covered entrance from the front door to a double garage. There is a wrap around landscaped garden which enjoys a sunny aspect throughout the day, there is an abundance of plants, and flowers and fruit trees which have been lovingly looking after over the years. There is a second standalone sun room in the garden and a handy area at the side of the property.

The property is offered for sale with no onward chain and early viewing is essential

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SALES & LETTINGS

- Detached Bungalow
- Lounge with Vaulted Ceiling
- Landscaped Gardens
- Council Tax Band: E (Wirral Borough Council)

- Three Bedrooms
- Kitchen-Dining Room & Sun Room
- Highly Sought After Cul-de-sac

- Two Bathrooms
- Driveway & Double Garage
- No Onward Chain

### Entrance Hallway

### Kitchen-Dining Room

16'4" max x 15'3" max (4.99m max x 4.67m max)

### Lounge

12'2" x 17'7" (3.72m x 5.36m)

### Sunroom

12'2" x 7'6" (3.72m x 2.30m)

### Bedroom One

### E-suite

### Bedroom Two

10'0" x 10'7" (3.07m x 3.23m)

### Bedroom Three

10'0" x 7'4" (3.07m x 2.26m)

### Bathroom


### Double Garage

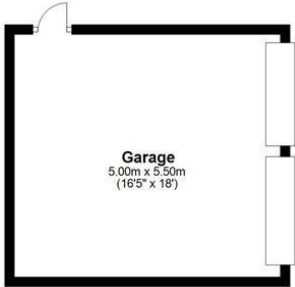
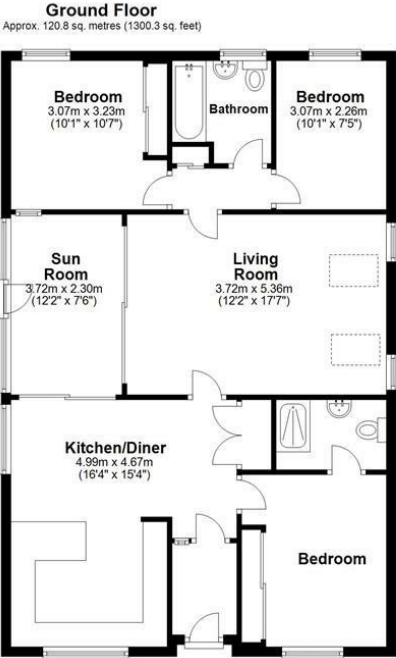
approx 16'4" x 18'0" (approx 5m x 5.5m)



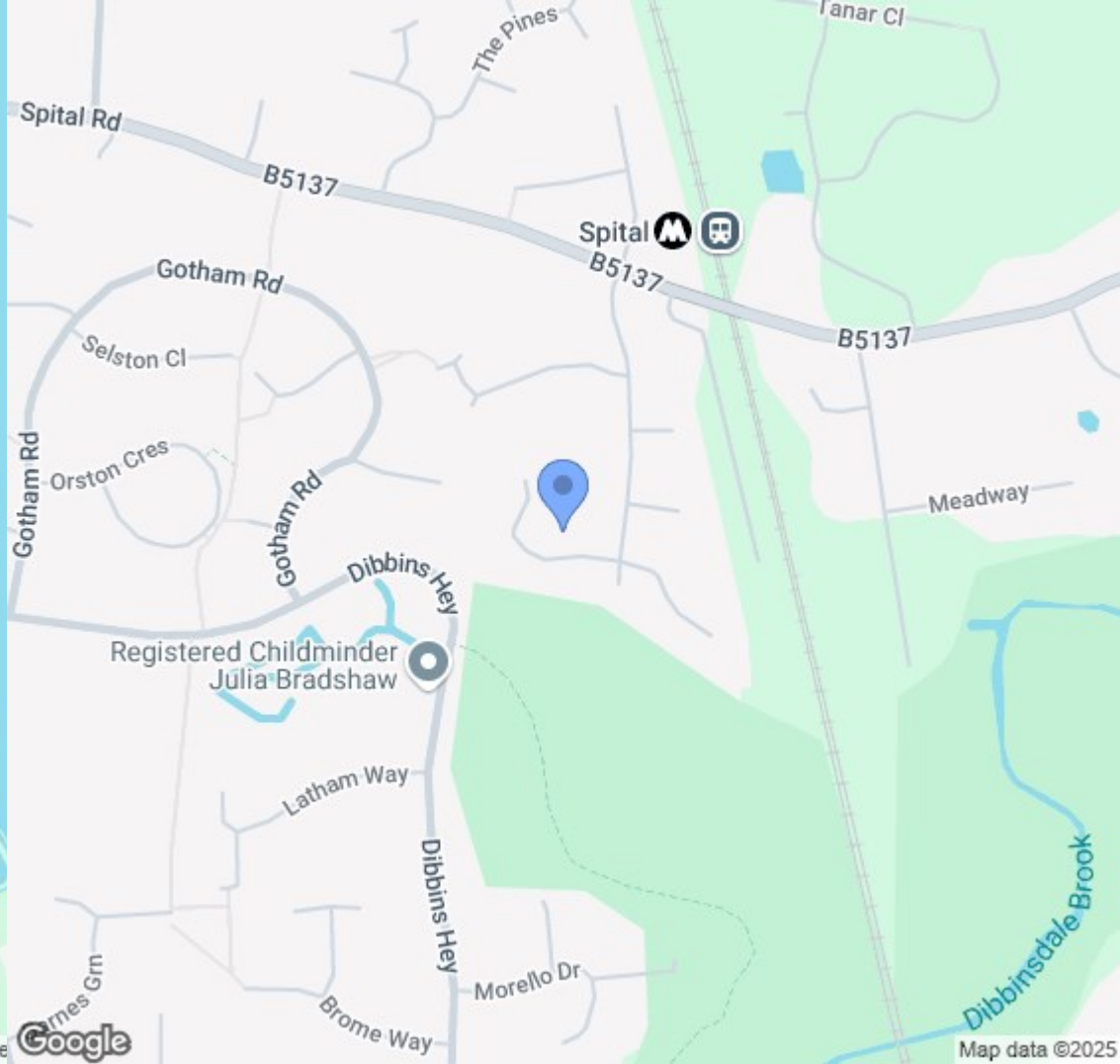
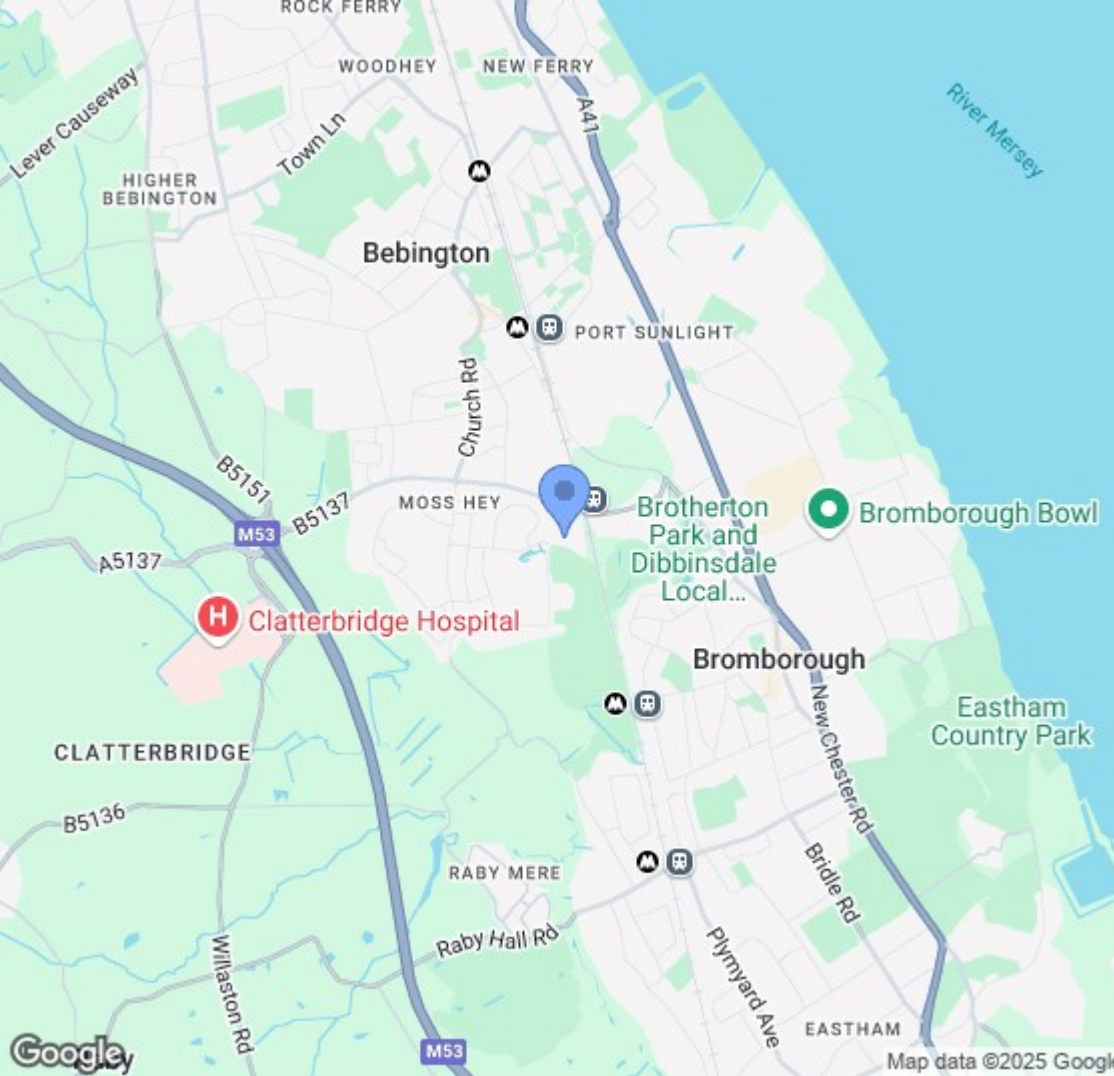


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>68</div>	<div>86</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Total area: approx. 120.8 sq. metres (1300.3 sq. feet)  
2 Glendale Grove, Spital, WIRRAL



Location Map

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S A L E S   &   L E T T I N G S

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