



Spital Road, Wirral CH63 9JF

welcome to

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Property Description

Jones and Chapman are hugely thrilled to bring this four bedroom detached family home in the heart of Bebington to the open market. This charming property is situated in an excellent catchment area for Poulton Lancelyn Primary School and Stanton Road Primary School. Bebington offers a variety of food and drink hot spots, public transport via road, bus, regular trains from Spital Station and Motorway links for Liverpool and Chester. A short driveway you have Bromborough retail park with activities for all the family to enjoy. This property consists of: A welcoming, bright and airy entrance hall with doors leading to two living rooms, patio doors leading to rear garden, kitchen, downstairs wetroom, utility room and study. Staircase leading to all four bedrooms, family bathroom, loft access (fully boarded and insulated)

Front Garden

Brick dwarf walls upon arrival into the large driveway which can accommodate multiple vehicles, trees, fencing surround, security lights and a spacious entrance porch leading into a warm and inviting entrance hall.

Entrance Hall

A beautiful, light and airy entrance hall with doors leading to two living rooms, kitchen, dining room, study and utility room. Staircase leading to first floor.

First Living Room

19' x 11' 3" (5.79m x 3.43m)

A spacious living room accessed from the entrance hall with double glazed windows to the front, beautifully decorated, carpet flooring throughout, two double radiators and picture rail.

Second Living Room

20' 8" x 9' 8" (6.30m x 2.95m)

This second living room offers a warm relaxing feeling with an electric living flame fire, double glazed patio doors leading to a spacious rear garden and a double-glazed window to the side. Carpet flooring throughout, television connection point and

wall lights.

Kitchen

17' 1" x 7' 11" (5.21m x 2.41m)

This is a very spacious and beautifully decorated kitchen to match the character of the property with wall, base and drawer units, integrated fridge freezer, microwave and oven. Complimentary marble effect work surfaces, sink and drainer. Four ring hob and extractor hood above. Double glazed windows to the rear and tiled flooring.

Dining Room

17' 1" x 11' 6" (5.21m x 3.51m)

A spacious dining room big enough for a dining room table and chairs, ideal for entertaining with friends and family. Double glazed patio doors to the rear leading into the garden with sun rays streamed through casting a warm glow on the room with a separate double-glazed window to the side, carpet flooring throughout and wall lights.

Study

12' 6" x 11' 4" (3.81m x 3.45m)

This property offers a fourth reception room which is currently being used as a study, double glazed windows to the front, carpet flooring throughout and a double radiator.

Utility Room

11' 4" x 10' 6" (3.45m x 3.20m)

This spacious utility room was part of the garage, it offers huge amounts of space for a washing machine, dishwasher, it houses the gas central heating boiler and can accommodate further space for other utilities. Tiled flooring and shelving.

Downstairs Wetroom

8' 7" x 6' 6" (2.62m x 1.98m)

WOW this downstairs Wetroom offers a walk-in shower with wheelchair access with a wide doorway. WC, spotlights and tiled flooring.

Landing

A beautiful carpet turning staircase leading to the

first floor, a charming, double-glazed window to the side and loft access by a drop down ladder. The loft is fully boarded and insulated.

Bedroom One

8' 11" x 7' 1" (2.72m x 2.16m)

This property is situated at the front of the property, double glazed window to the front, carpet flooring throughout, a really good-sized storage cupboard ideal for wardrobe space, single radiator and ceiling light.

Bedroom Two

12' 1" x 10' 1" (3.68m x 3.07m)

Moving into the second bedroom it offers fitted wardrobes, double glazed windows to the front which isn't looked over, carpet flooring throughout and picture rail.

Bedroom Three

10' 7" x 10' 2" (3.23m x 3.10m)

Another spacious bedroom with double glazed windows to the rear, spotlights, carpet flooring throughout and fully fitted furniture.

Bedroom Four

10' 7" x 7' 1" (3.23m x 2.16m)

A smaller room currently used as a craft room, built in wardrobe ideal for wardrobe or storage space. Double glazed window to the rear, single radiator, carpet flooring throughout and spotlights.

Family Bathroom

8' 5" x 8' (2.57m x 2.44m)

A beautiful family bathroom sticking with the character of the property. Three-piece suite with corner bath with mixer taps and shower head. Low level WC, white wash hand basin with mixer taps, two double glazed windows to the rear with fitted blinds, chrome ladder style radiator and tiled flooring.

Rear Garden

This is simply a garden that is tranquil and charming with its very own decking area with seating area ideal for those summer nights. Turf lawn surrounded by blocked paved patio with a second patio area with plenty of space for seats leading to the side of the property. Trees, shrubs, flower beds, and fencing surround.



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- Excellent catchment area for Poulton Lancelyn Primary School and Stanton Road Primary School
- Food and drink hot spots, public transport via road, bus, regular trains from Spital Station and Motorway links for Liverpool and Chester.
- Bromborough retail park a short drive away with activities for all the family to enjoy.
- Entrance hall, two living rooms, patio doors leading to rear garden, kitchen, downstairs wetroom, utility room and study

Tenure: Freehold EPC Rating: D



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

£435,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEB110286 - 0004

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