



Downes Green, Spital

£275,000



LESLEY HOOKS
ESTATE AGENTS





This charming detached bungalow nestled in the heart of Spital, offers well designed accommodation that is ready to move into. As you step through the front door, you are greeted by a welcoming hallway that guides you seamlessly through the residence. The lounge, seamlessly connected to a cosy sitting room, offers a perfect space for relaxation and entertainment. The heart of the home lies in the spacious kitchen dining room, where culinary delights are prepared and shared. Two comfortably appointed bedrooms provide private retreats, and the bathroom features modern amenities for convenience. Step outside to discover the private garden, a green oasis where you can unwind and enjoy the outdoors. Whether you're sipping your morning coffee on the patio or tending to your favourite plants, this space offers a peaceful escape. To the rear of the property, you'll also find a private parking space and completing this delightful package is a convenient garage en-bloc. Situated in the popular residential area of Spital, the bungalow is tucked away yet within walking distance of local shops, primary, secondary and grammar schools. Spital train station along with several bus routes is also within walking distance. Motorway networks with links to Liverpool and Chester are a couple of minutes drive away. No onward chain. Council tax band C. Freehold.



Hallway

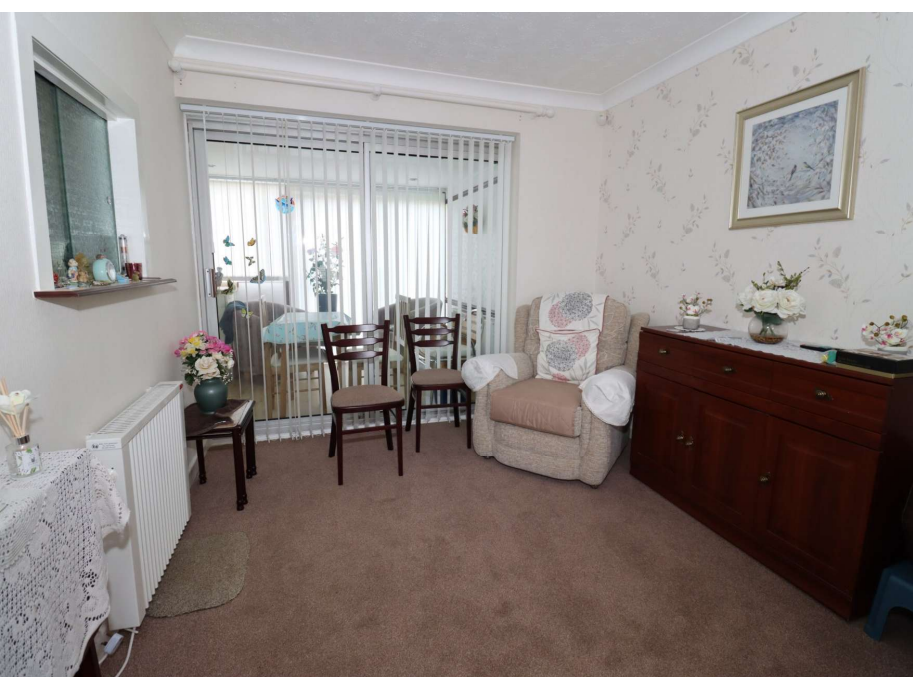
9'4" (2.84m) x 11'1" (3.38m)

Lounge Sitting Room

18'10" (5.74m) x 11'1" (3.38m) Max

Open Plan Kitchen Diner

16'0" (4.88m) Max x 16'9" (5.11m) Max



Bedroom One

14'0" (4.27m) x 11'5" (3.48m)

Bedroom Two

11'1" (3.38m) x 7'6" (2.29m)

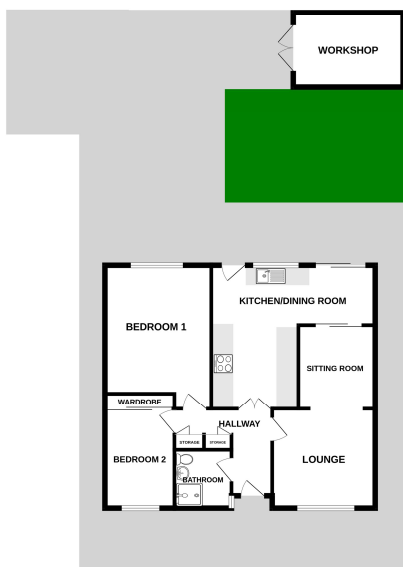
Bathroom

6'4" (1.93m) x 6'2" (1.88m)





GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their condition.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.