



Lancelyn Court, Spital

£150,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to your new stylish and spacious second-floor flat, nestled in a sought-after location that boasts convenience and charm. As you step into this inviting abode, you're greeted by uPVC double glazing and combi-fired gas central heating, ensuring both comfort and efficiency throughout the year. The layout is thoughtfully designed, beginning with a welcoming hallway adorned with sleek tiled flooring and a convenient storage cupboard for all your essentials. Your journey continues into the heart of the home – a bright and airy lounge dining room awaits, featuring a balcony that invites in natural light in. Double doors seamlessly connect this inviting space to the fitted kitchen, creating an ideal setting for entertaining or everyday living. This delightful residence boasts two generous double bedrooms, providing ample space for rest and rejuvenation. A stylish three-piece bathroom awaits, complete with a shower and shower screen over the bath, adding a touch of luxury to your daily routine. Outside, you'll discover charming communal gardens, perfect for enjoying leisurely strolls or soaking up the sunshine with friends and family. And the best part? This wonderful home comes with no onward chain, offering you a hassle-free transition into your next chapter. With its prime location within walking distance of local shops and the train station, convenience is at your doorstep. Whether you're seeking a vibrant urban lifestyle or a peaceful retreat, this flat offers the perfect blend of comfort, style, and accessibility. Welcome home! Council tax band B. Leasehold subject to a monthly service charge of tbc and there are 133 years left on the lease.



Hallway

23'1" (7.04m) Max x 6'2" (1.88m) Max

Lounge Dining Room

21'7" (6.58m) x 13'4" (4.06m) Max

Kitchen

11'6" (3.51m) x 8'7" (2.62m)

Bedroom One

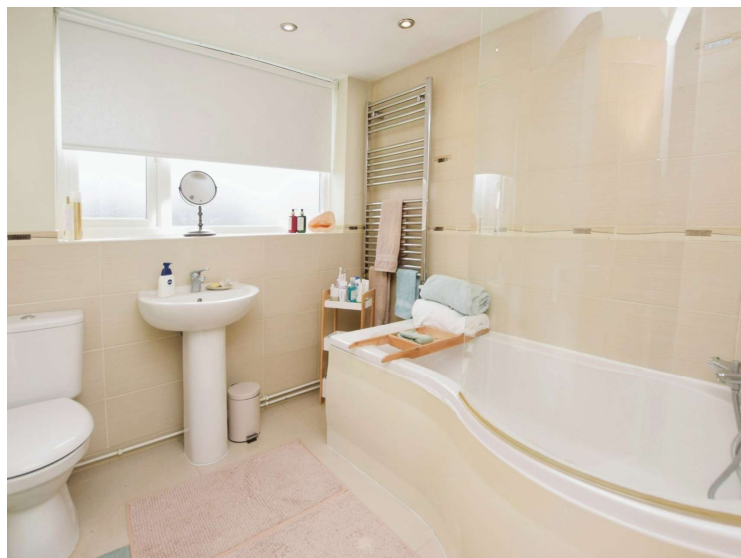
15'6" (4.72m) x 9'8" (2.95m)

Bedroom Two

11'4" (3.45m) x 11'2" (3.4m)

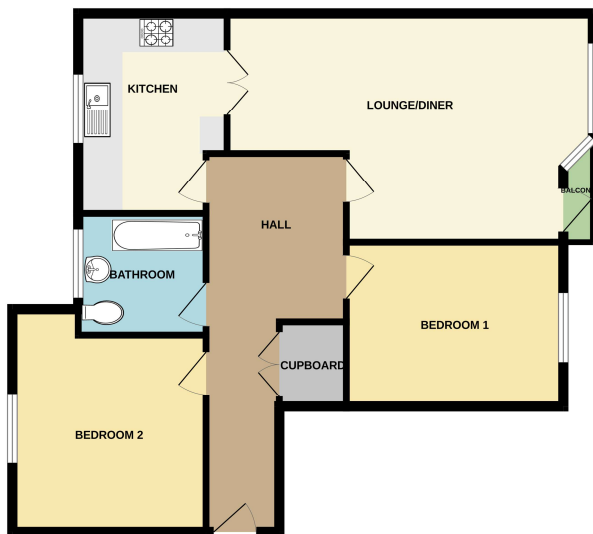
Bathroom

7'6" (2.29m) x 7'6" (2.29m)





GROUND FLOOR



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Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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