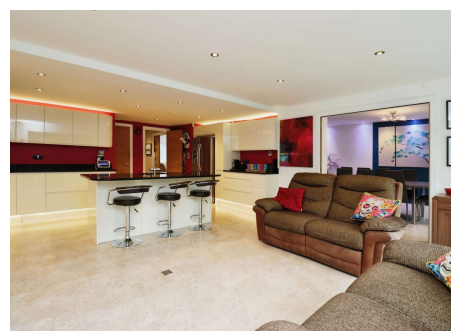




Poulton Royd Drive, Spital

£550,000 offers over



LESLEY HOOKS
ESTATE AGENTS

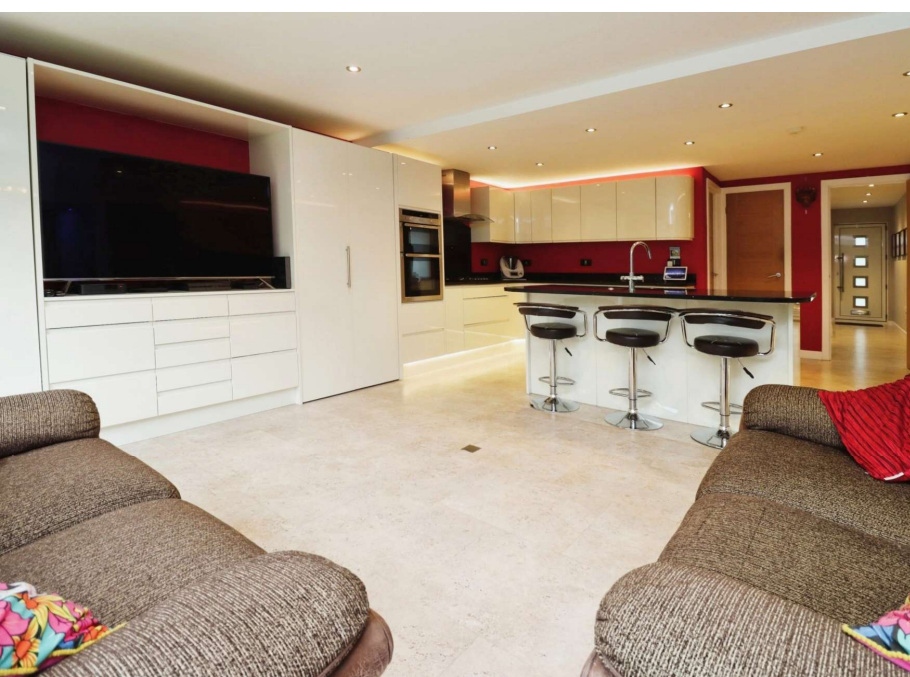




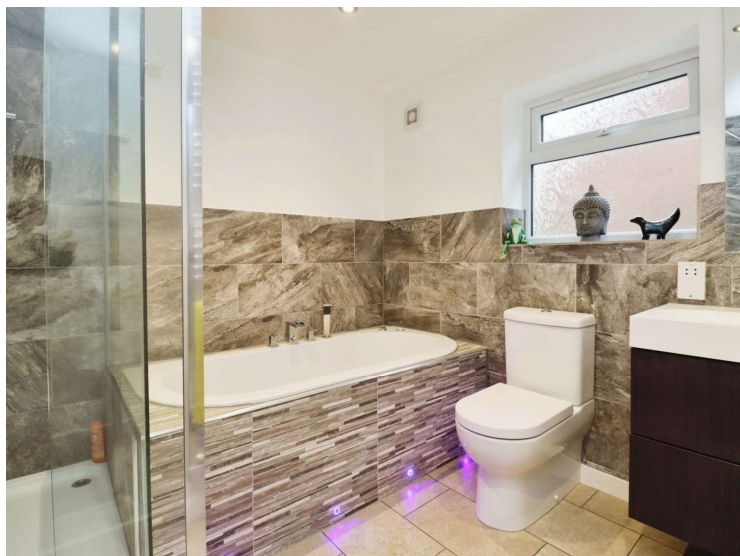
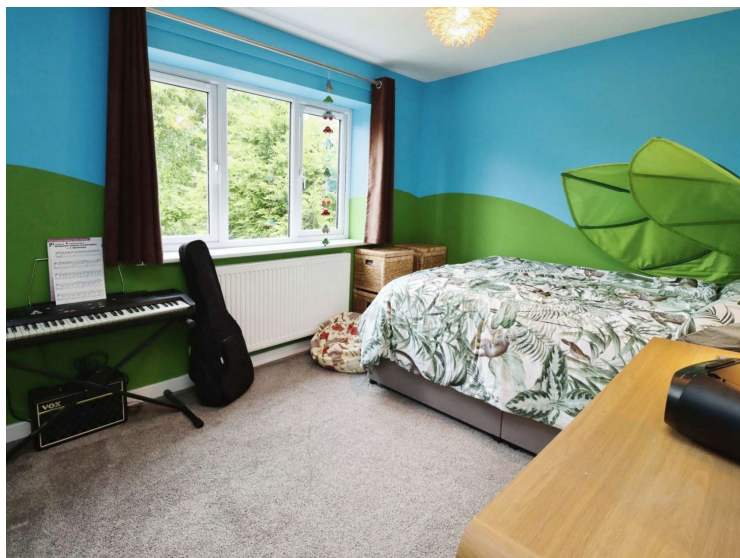
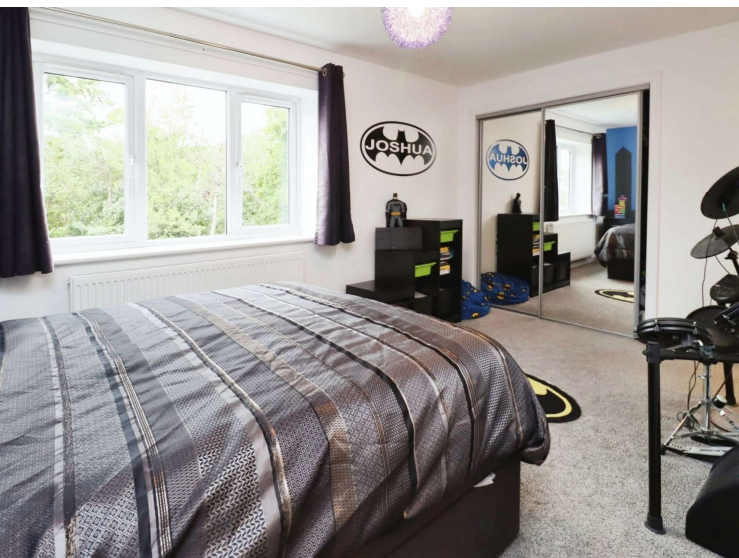
Welcome to your dream home! This immaculate, detached property is up for grabs and it's just perfect for families. With a stunning open-plan design, this home is set to impress from the moment you step through the door. The heart of the home is undoubtedly the kitchen. Boasting modern appliances, a handy utility room, and a stylish kitchen island at its centre, it's ideal for both cooking and socialising. The quartz worktops add a touch of luxury and the open-plan design allows for easy flow to the rest of the house, perfect for keeping an eye on the little ones or hosting parties. The property features four fantastic bedrooms, each with unique features that make them stand out. The spacious master bedroom is a true retreat with an en-suite bathroom and a walk-in closet, offering plenty of space and privacy. The second bedroom also benefits from an en-suite and built-in wardrobes, while the third and fourth bedrooms come with built-in wardrobes, providing plenty of storage space. The family bathroom has been newly refurbished, exuding modern elegance and providing a tranquil space to unwind after a long day. In addition to the private spaces, this home offers two reception rooms, providing ample space for relaxation and entertainment. Whether you're looking for a peaceful spot to read a book or a lively area to host a games night, these rooms can adapt to your needs. The location of this property is an added bonus. It's ideally situated with excellent public transport links and local amenities close by. Plus, families will appreciate the proximity to various nearby schools, making the morning school run a breeze. The property is not just a house, it's a lifestyle. With its open-plan design, modern amenities, and convenient location, it's the perfect place for your family to call home. With such a high standard of living on offer, this property won't stay on the market for long. So, don't delay, arrange your viewing today! Council tax band E. Freehold.



Hallway
 16'10" (5.13m) x 6'11" (2.11m) Max
 WC
 5'0" (1.52m) x 6'11" (2.11m)
 Lounge
 20'3" (6.17m) x 12'6" (3.81m)
 Dining Room
 21'2" (6.45m) x 10'2" (3.1m)
 Kitchen Family Room
 24'6" (7.47m) Max x 17'9" (5.41m)
 Utility Room
 7'3" (2.21m) x 7'9" (2.36m)



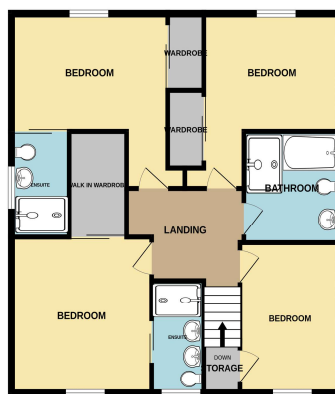
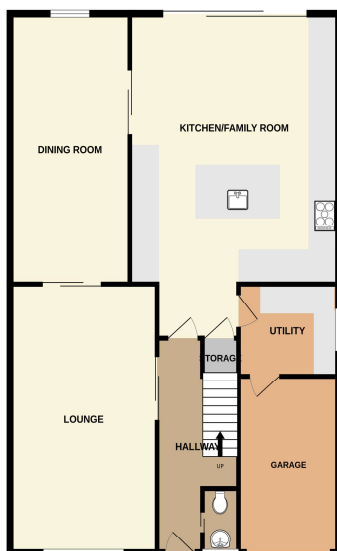
Bedroom One
 12'5" (3.78m) x 11'7" (3.53m)
 En Suite
 8'9" (2.67m) x 4'10" (1.47m)
 Walk-in Wardrobe
 7'9" (2.36m) x 6'8" (2.03m)
 Bedroom Two 15'2" (4.62m) Max x 14'0" (4.27m)
 En Suite
 8'3" (2.51m) x 3'11" (1.19m)
 Bedroom Three
 15'2" (4.62m) Max x 14'2" (4.32m)
 Bedroom Four
 11'10" (3.61m) x 8'5" (2.57m)
 Bathroom
 8'8" (2.64m) x 8'2" (2.49m)





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.
Made with Memphis 12/24

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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.