



# Poulton Green Close, Spital

£475,000 Offers Over



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to this immaculately presented detached bungalow, perfectly situated in a sought-after location. Occupying a spacious corner plot, this home is ready to move into and ideal for families or couples seeking plenty of room. The property boasts uPVC double glazing and combi fired gas central heating, ensuring comfort and efficiency. Upon entering, you are greeted by a welcoming porch and hallway leading to a spacious lounge with sliding patio doors that open into a bright and airy conservatory. The smartly fitted kitchen breakfast room is perfect for casual dining, while the dining room, currently used as a fourth bedroom, offers flexibility to suit your needs. There are three further double bedrooms, with the master featuring an en-suite shower room for added luxury. The stylish three-piece family bathroom completes the interior layout. Outside, there is a detached garage with bi-fold doors that open into the beautifully maintained rear garden. The property also benefits from a driveway at the front and gardens surrounding three sides, providing ample outdoor space for relaxation and entertainment. This stunning bungalow offers a blend of modern convenience and ample space, making it the perfect choice for your next home. Council tax band E. Freehold. Ultrafast Broadband.



**Porch**

4'8" (1.42m) x 4'4" (1.32m)

**Hallway**

15'2" (4.62m) Max x 16'11" (5.16m) Max

**Lounge**

18'8" (5.69m) x 15'10" (4.83m)

**Conservatory**

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

**Kitchen Breakfast Room**

11'7" (3.53m) x 11'3" (3.43m)

**Dining Room/Bedroom Four**

11'4" (3.45m) x 7'10" (2.39m)



**Bedroom One**

13'3" (4.04m) x 10'10" (3.3m)

**En-Suite**

6'8" (2.03m) x 5'8" (1.73m)

**Bedroom Two**

11'10" (3.61m) x 10'5" (3.18m)

**Bedroom Three** 11'10" (3.61m) x 8'6" (2.59m)

**Bathroom**

7'6" (2.29m) x 6'10" (2.08m) Max





GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, floors and other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made with reference to efficiency or life span.

**Contact Us:**

**0151 644 6000**

[lesley@lesleyhooks.co.uk](mailto:lesley@lesleyhooks.co.uk)

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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