



Gainsborough Road, Upton

£220,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in a popular residential area, this deceptively spacious semi-detached house is ready to welcome you home. With uPVC double glazing and efficient combi fired gas central heating throughout, the property ensures comfort and energy efficiency. Upon entering, the inviting hallway leads to a convenient downstairs WC. The generously proportioned lounge flows seamlessly into the dining room, which features sliding doors that open out to a serene garden, perfect for indoor-outdoor living. The modern fitted kitchen is well-equipped for culinary endeavors, and an adjacent utility room offers additional space for household tasks. Upstairs, you'll find four well-sized bedrooms, each offering ample space and versatility to suit your needs. The stylish three-piece bathroom, complete with a shower over the bath, provides a relaxing retreat. Externally, the property boasts a front driveway with off-road parking, ensuring convenience for residents and guests. The rear garden features a patio area, ideal for outdoor entertaining or enjoying quiet moments in the fresh air. This home combines practicality with comfort, making it an ideal choice for those seeking a move-in-ready property in a sought-after location. Council tax band A. Freehold. Ultrafast broadband



Hallway

12'11" (3.94m) Max x 9'11" (3.02m)

Downstairs WC

2'7" (0.79m) x 5'3" (1.6m)

Lounge

12'0" (3.66m) Max x 13'10" (4.22m)

Dining Room

12'10" (3.91m) x 13'10" (4.22m)

Kitchen

9'7" (2.92m) x 9'10" (3m)

Utility Area

12'4" (3.76m) Max x 7'3" (2.21m)



Bedroom One

9'11" (3.02m) x 12'9" (3.89m)

Bedroom Two

12'10" (3.91m) x 9'7" (2.92m)

Bedroom Three

9'10" (3m) x 11'1" (3.38m)

Bedroom Four 9'9" (2.97m) x 7'4" (2.24m)

Bathroom

5'6" (1.68m) x 6'6" (1.98m)





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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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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