



Commonfield Road, Woodchurch

£185,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this delightful and charming home, set well back from the road, offering deceptively spacious living that is ready to move into. The vendors have tastefully decorated and enhanced the property into a beautiful home, creating a warm and inviting atmosphere. Upon entering, you'll find uPVC double glazing and combi-fired gas central heating ensuring comfort throughout. The hallway leads to a bright and airy lounge, complete with double doors that open to the garden, providing a seamless blend of indoor and outdoor living. The open plan kitchen dining room is perfect for both everyday meals and entertaining guests. Upstairs, there are three generously sized bedrooms, each offering a tranquil retreat, along with a modern shower room that adds a touch of luxury. To the front, the property boasts a driveway with off-road parking for several cars. The real magic begins in the rear, where an extensive garden awaits. The patio features a covered seating and barbecue area, perfect for outdoor gatherings. Additional amenities include an external WC, a utility room, and a garden room complete with a bar, making it an ideal space for relaxation and entertainment. This home truly has everything you need for comfortable and stylish living. Council tax band A. Freehold. Ultrafast broadband.



Hall
4'3" (1.3m) x 4'10" (1.47m)
Lounge
17'11" (5.46m) x 12'0" (3.66m)
Kitchen Dining Room
16'11" (5.16m) x 8'11" (2.72m)
Inner hall
4'2" (1.27m) x 4'6" (1.37m)
Rear Porch
5'4" (1.63m) x 6'0" (1.83m)



Bedroom One
12'3" (3.73m) x 11'2" (3.4m)
Bedroom Two
10'6" (3.2m) x 12'5" (3.78m)
Bedroom Three
8'11" (2.72m) x 7'1" (2.16m)
Shower Room
7'11" (2.41m) x 5'5" (1.65m)
External WC
9'5" (2.87m) x 5'0" (1.52m)
External Utility Room
8'2" (2.49m) x 5'7" (1.7m)
Garden Room
13'11" (4.24m) x 8'8" (2.64m)





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the foregoing content and these measurements of space, surface, volume and any other terms are approximate and not guaranteed to be correct, they are intended for information purposes only and should not be used as such by any prospective purchaser. The purchaser, vendor and any other party should take their own measurements and be responsible as to their suitability in relation to their own requirements.

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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.