



Upton Road, Noctorum

£350,000



LESLEY HOOKS
ESTATE AGENTS





This spacious detached home offers immaculate, move-in-ready accommodation, perfect for comfortable living. With uPVC double glazing, combi gas central heating and a newly installed roof, the property ensures warmth and energy efficiency. Ideally located, it's just a short distance from local shops, schools, and excellent transport links. The inviting layout features a welcoming porch and hallway, leading to a bright lounge with a charming feature fireplace and a deep bay window. A cosy sitting room, also with a feature fireplace, opens onto the rear garden through patio doors, while the modern fitted kitchen dining room provides a great space for family meals and entertaining. Upstairs, there are four well-sized bedrooms and a stylish three-piece bathroom. Outside, the front offers a spacious driveway with off-road parking for several cars, along with a garage that conveniently leads to a utility room and a handy WC. The rear garden is a delightful retreat, boasting a sunny southerly aspect, perfect for relaxing or outdoor activities. Council tax band D. Freehold. Ultrafast broadband.



Porch

7'5" (2.26m) x 3'6" (1.07m)

Hallway

15'7" (4.75m) x 8'1" (2.46m)

Lounge

15'2" (4.62m) x 14'10" (4.52m) Into Bay

Sitting Room

18'2" (5.54m) x 11'2" (3.4m)

Kitchen Dining Room

15'4" (4.67m) x 13'6" (4.11m)



Bedroom One

15'1" (4.6m) x 11'5" (3.48m)

Bedroom Two

13'9" (4.19m) x 11'2" (3.4m)

Bedroom Three

9'2" (2.79m) x 6'8" (2.03m)

Bedroom Four

7'5" (2.26m) x 6'8" (2.03m)

Bathroom

8'3" (2.51m) x 5'10" (1.78m)

Garage

25'2" (7.67m) x 8'6" (2.59m)

Utility Room

12'8" (3.86m) x 8'0" (2.44m)





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Made with floorplan 00028

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.