



Venables Drive, Spital

Offers Over £425,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this beautifully spacious, extended detached home, ready for you to move in and make it your own. This inviting property benefits from uPVC double glazing and a combi-fired gas central heating system, ensuring comfort and efficiency year-round. As you enter, you're welcomed by a bright hallway leading to a convenient downstairs WC. The lounge boasts a charming bay window and a feature fireplace, perfect for cosy evenings, while the separate dining room opens into a lovely conservatory, ideal for relaxing or entertaining. The smartly fitted kitchen and generous utility room offer ample space and functionality, with direct access to the garage for added convenience. Upstairs, you'll find four well-proportioned double bedrooms, each with fitted wardrobes, providing plenty of storage. The stylish four-piece family bathroom adds a touch of luxury to the space. Outside, the property offers a driveway with off-road parking leading to the garage. The highlight is the stunning south-westerly rear garden with a patio area—perfect for soaking up the sun or hosting gatherings. Ideally located within walking distance of local shops, schools, and Spital train station, this home truly has it all! Council tax band E. Freehold.



Hallway

18'4" (5.59m) x 6'7" (2.01m)

Downstairs WC

7'7" (2.31m) x 2'8" (0.81m)

Lounge

18'4" (5.59m) x 13'3" (4.04m)

Dining Room

12'4" (3.76m) x 8'10" (2.69m)

Conservatory

12'8" (3.86m) x 11'0" (3.35m)

Kitchen

12'4" (3.76m) x 11'2" (3.4m)

Utility Room

13'2" (4.01m) x 8'8" (2.64m)



Bedroom One

17'6" (5.33m) x 9'6" (2.9m)

Bedroom Two

13'2" (4.01m) x 8'10" (2.69m)

Bedroom Three

12'3" (3.73m) x 7'0" (2.13m)

Bedroom Four

11'1" (3.38m) x 7'0" (2.13m)

Bathroom

7'4" (2.24m) x 6'9" (2.06m)

Garage

16'5" (5m) x 8'10" (2.69m)





GROUND FLOOR

1ST FLOOR



Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

Whilst every effort has been made to ensure the accuracy of the floorplan, we do not accept any liability for any errors, omissions or discrepancies. This plan is for information purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given regarding their condition or performance.

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.