



Dibbins Hey, Spital

£450,000



LESLEY HOOKS
ESTATE AGENTS





This charming, traditional detached house is nestled in the highly sought-after area of Spital. Offering a light and airy feel throughout, this home benefits from combi gas central heating and provides the perfect canvas for anyone looking to put their own personal touch on it. The spacious layout includes a welcoming hallway, a bright lounge with a bay window, and a rear sitting room that opens out onto the garden through patio doors. The fitted kitchen breakfast room offers plenty of space for cooking and casual dining. Upstairs, there are three generously sized bedrooms, a separate WC, and a convenient shower room. Outside, the property features a driveway with off-road parking leading to the garage. The rear garden is a true highlight—beautifully generous and ideal for outdoor entertaining, complete with a patio area for relaxing or dining al fresco. Situated within walking distance of local shops, schools, and excellent transport links, this home is perfectly positioned for both convenience and tranquility. With no onward chain, this delightful property is ready to become your dream home. Don't miss the opportunity to make it yours! Council tax band E. Peppercorn lease of £2.78 per annum with 910 years left on the lease. Ultrafast broadband.



Hallway

16'8" (5.08m) x 7'11" (2.41m)

Lounge

14'4" (4.37m) Into Bay x 12'2" (3.71m)

Sitting Room

13'0" (3.96m) x 12'2" (3.71m)

Kitchen Breakfast Room

14'1" (4.29m) x 8'0" (2.44m)



Bedroom One

16'0" (4.88m) Into Bay x 12'0" (3.66m)

Bedroom Two

11'3" (3.43m) x 12'0" (3.66m) Into
Wardrobe Recess

Bedroom Three

8'8" (2.64m) Into Bay x 8'0" (2.44m)

Shower Room

7'10" (2.39m) x 5'5" (1.65m)

Separate WC

4'10" (1.47m) x 2'5" (0.74m)





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The services, systems and appliances shown hereon are for information only and no guarantee as to their operability or efficiency can be given.
House and Merseyplan 12/2015

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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