



# Woodkind Hey, Spital

£325,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this charming link-detached house, a perfect family home offering comfort and convenience. As you enter, you'll find a welcoming hallway with a handy storage cupboard for all your essentials. The spacious lounge is perfect for cosy evenings, while the modern kitchen dining room is ideal for family meals and entertaining. A convenient utility room and a downstairs WC add extra practicality to the space.

To the first floor you will find three bedrooms and a stylish four piece bathroom. Outside, the property features a driveway with ample space for parking, as well as a garage for additional storage. The southerly facing rear garden is a real highlight, offering an excellent spot for outdoor activities, al fresco dining or simply unwinding. Ideally situated the property is within walking distance to local primary, secondary and grammar schools. There is a small selection of Shops just a few minutes walk away on Spital parade with a more varied range available in Bebington Village. Rail and bus routes are within walking distance. Motorway networks with links to Liverpool and Chester are less than a five minute drive away. Freehold, Council tax band D, Ultrafast broadband.



#### **Hallway**

8'9" (2.67m) x 4'9" (1.45m)

#### **Lounge**

15'10" (4.83m) Max x 13'10" (4.22m)

#### **Kitchen Dining Room**

9'5" (2.87m) x 19'0" (5.79m)

#### **Utility Room**

10'2" (3.1m) x 8'8" (2.64m) Max

#### **Downstairs WC**

5'1" (1.55m) x 3'3" (0.99m)



#### **Bedroom One**

11'0" (3.35m) x 9'9" (2.97m)

#### **Bedroom Two**

9'6" (2.9m) Max x 9'9" (2.97m)

#### **Bedroom Three**

7'5" (2.26m) x 8'11" (2.72m)

#### **Bathroom**

7'4" (2.24m) Max x 8'11" (2.72m)









GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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:

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