



# Woodkind Hey, Spital

£475,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this charming and extended detached home offering a perfect blend of space and potential. Upon entering, you're greeted by a spacious hallway that leads seamlessly into a bright lounge, which flows into a cosy sitting room, ideal for relaxing or entertaining guests. The dining room is perfect for family meals, and the kitchen offers a great space to create your dream cooking area, while the downstairs WC adds convenience. To the first floor you will find three generously sized double bedrooms, ideal for family living. The bathroom features a separate WC, ensuring convenience for busy mornings. Outside, the property benefits from a private driveway, a garage, and a lovely garden, offering ample space for outdoor living and gardening. Situated in a popular residential area the property is within walking distance of Spital train station and local bus routes and within the catchment area for Poulton Lancelyn Primary School. There is a small selection of shops within walking distance on Spital crossroads with a more varied range available in Bebington Village. Motorway networks with links to Liverpool and Chester are a couple of minutes drive away. With no onward chain, this home offers a smooth and hassle-free purchase. A fantastic opportunity not to be missed! Council Tax Band E. Peppercorn Lease. Ultrafast broadband.



#### **Hallway**

17'0" (5.18m) Max x 5'9" (1.75m)

#### **Lounge**

19'11" (6.07m) Into Bay x 11'1" (3.38m)

#### **Sitting Room**

9'10" (3m) x 11'1" (3.38m)

#### **Dining Room**

11'11" (3.63m) Into Bay x 10'11" (3.33m)

#### **Kitchen**

9'8" (2.95m) Max x 10'11" (3.33m) Into Bay

#### **Downstairs WC**

3'7" (1.09m) x 2'8" (0.81m)

#### **Bedroom One**

19'4" (5.89m) x 11'11" (3.63m)

#### **Bedroom Two**

11'8" (3.56m) Into Bay x 13'10" (4.22m) To Wardrobe

#### **Bedroom Three**

12'4" (3.76m) Into Bay x 13'0" (3.96m)

#### **Bathroom**

7'9" (2.36m) x 7'8" (2.34m)

#### **Separate WC**

4'10" (1.47m) x 2'11" (0.89m)











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 items are approximate with no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and should be used as a guide 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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