



The Spinney, Spital

£450,000



LESLEY HOOKS
ESTATE AGENTS





This immaculate, detached home is light, airy, and ready for you to move straight in! Offering generous living space, the property features uPVC double glazing and a combi gas central heating system for comfort and efficiency. Step inside to find a welcoming porch leading to a bright hallway, a convenient downstairs WC, and a spacious lounge with patio doors opening onto the lovely rear garden. There's also a separate dining room, a stylish kitchen breakfast room, and an additional sitting room—perfect as a cosy retreat or a home office. Upstairs, you'll discover four well-proportioned double bedrooms, all complete with fitted wardrobes, and a sleek, fully tiled three-piece shower room. Outside, the front of the property boasts a driveway with ample off-road parking leading to the garage. The rear garden is a true highlight, offering a delightful space to relax or entertain, with a patio area for outdoor dining. Ideally located, this home is within easy reach of excellent local primary, secondary, and grammar schools. Commuters will love the convenience of Spital train station, just a minute's walk away. With no onward chain, this beautiful home is ready and waiting for its next owners to move in and enjoy! Council tax band F. Freehold.



Porch

4'0" (1.22m) x 2'0" (0.61m)

Hallway

17'11" (5.46m) x 8'6" (2.59m)

Downstairs WC

5'10" (1.78m) x 4'2" (1.27m)

Lounge

22'9" (6.93m) x 11'1" (3.38m)

Dining Room

19'6" (5.94m) x 8'9" (2.67m)

Kitchen Breakfast Room

17'11" (5.46m) x 9'4" (2.84m)

Sitting Room/Home Office

11'11" (3.63m) x 7'10" (2.39m)



Master Bedroom

14'0" (4.27m) x 10'4" (3.15m)

Bedroom Two

11'7" (3.53m) x 11'1" (3.38m)

Bedroom Three

10'5" (3.18m) x 8'11" (2.72m)

Bedroom Four

9'7" (2.92m) x 8'9" (2.67m)

Bathroom

8'8" (2.64m) x 6'11" (2.11m)

Garage

16'11" (5.16) x (2.16)





GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This 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.
Made with Keyplan ©2025

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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.