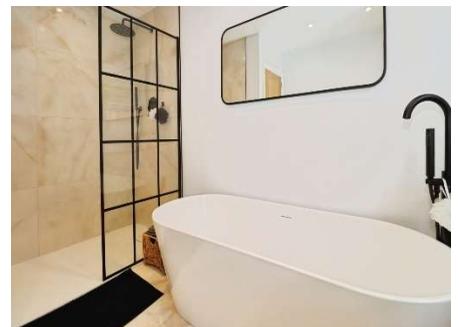




Orston Crescent, Spital

£475,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this beautifully presented detached home, offering a perfect blend of modern style and comfortable living. Light and airy throughout, the property is thoughtfully designed to suit the needs of a growing family or those who love to entertain. Step inside and you're greeted by a welcoming hallway, leading to a convenient downstairs WC. The spacious lounge features a sleek media wall, creating the ideal spot for cosy movie nights or relaxing with friends. There's also a separate sitting room, perfect for quiet moments, a home office, or a playroom. At the heart of the home is the impressive kitchen dining room, a bright, modern space with plenty of room for cooking, dining, and gathering.

To the first floor you will find four well proportioned bedrooms and a stylish four piece family bathroom that adds a touch of luxury. Outside, the property benefits from a private garden, ideal for enjoying sunny days and alfresco dining. A driveway ensures convenient off road parking for you and your guests. Ideally situated in the popular residential area of Spital, the property is within walking distance of local primary, secondary and grammar schools. Spital train station along with numerous bus routes is a five minute walk away. Motorway networks with links to Liverpool and Chester are a couple of minutes drive away. Freehold. Council tax band E.



Hallway
16'1" (4.9m) x 5'10" (1.78m) Max

Downstairs WC
6'9" (2.06m) x 2'7" (0.79m)

Lounge
16'2" (4.93m) x 11'3" (3.43m)

Sitting Room
18'4" (5.59m) x 8'3" (2.51m)

Kitchen Dining Room
15'3" (4.65m) x 17'6" (5.33m)

Bedroom One
12'7" (3.84m) x 10'8" (3.25m)

Bedroom Two
10'9" (3.28m) x 10'3" (3.12m)

Bedroom Three
10'11" (3.33m) x 7'1" (2.16m)

Bedroom Four
9'4" (2.84m) x 6'8" (2.03m)

Bathroom
7'9" (2.36m) Max x 10'7" (3.23m) Max

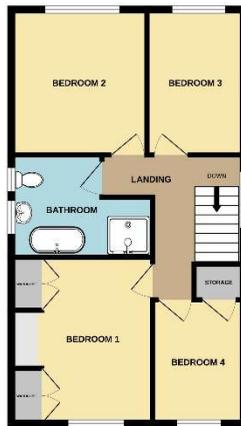




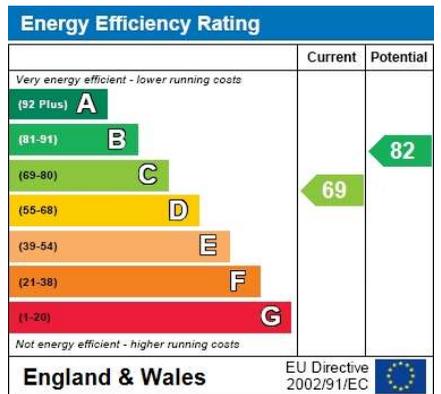


GROUND FLOOR

1ST FLOOR



We for every attempt has been made to ensure the accuracy of this description, but we cannot be held responsible for any errors or omissions. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The reader should not rely on this description for any other purpose. It is the responsibility of the purchaser to verify the accuracy of the information given. Made with floorplan 2020.



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