

Poulton Royd Drive, Spital £1,100PCM



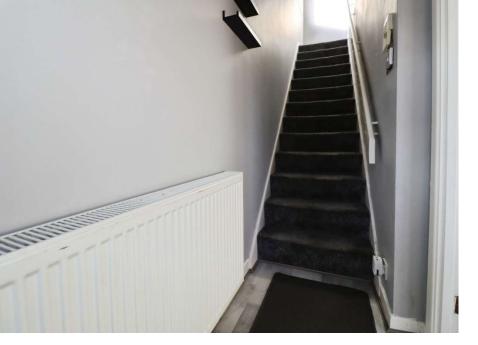
















Welcome to this delightful semi detached home, offering deceptively spacious and well presented accommodation. Step inside and you're greeted by a bright hallway that leads through to a spacious lounge with a dining area—an ideal space for relaxing, entertaining, or enjoying family meals. The fitted kitchen offers plenty of room for cooking and storage. To the first floor you will find three wellproportioned bedrooms and a three piece family bathroom. Outside, the property boasts a generous rear garden and a garage, providing extra storage or workspace. Situated in a popular residential area the property is within walking distance to local primary, secondary and grammar schools. There are numerous shops and amenities nearby along with rail and bus routes. Motorway networks with links to Liverpool and Chester are a couple of minutes drive away. Council tax band C.

Hallway

7'3" (2.21m) x 3'2" (0.97m)

Lounge/Dining Room

24'3" (7.39m) Max x 11'8" (3.56m) Max

Kitchen

8'7" (2.62m) x 7'1" (2.16m)

Landing

8'1" (2.46m) x 5'8" (1.73m)

Bedroom One

13'11" (4.24m) x 8'7" (2.62m)

Bedroom Two

10'1" (3.07m) x 8'8" (2.64m)

Bedroom Three

10'0" (3.05m) Max x 5'9" (1.75m) Max

Bathroom

5'6" (1.68m) x 5'7" (1.7m)

Garage

16'10" (5.13m) x 8'3" (2.51m)















GROUND FLOOR









Contact Us:

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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.