



Poulton Royd Drive, Spital

£1,100PCM



LESLEY HOOKS
ESTATE AGENTS





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 well-proportioned 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)





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