



Woodkind Hey, Spital, Wirral CH63 9LR

- Attractive Three Bedroom Link Detached Family Home
- Spanning Over 1,100 Square Foot of Living Accommodation
- Dining Room, Well Fitted Kitchen and Large Utility Room
- Off Road Parking, Garage, Double Glazing and Central Heating
- Immaculately Presented with a Tasteful Decor Throughout
- Hallway, Spacious Lounge with Feature Fireplace
- Three Sizeable Bedrooms and a Four Piece Family Bathroom
- Beautifully Manicured Rear Garden - Viewing Strongly Advised



£300,000













Description

Attractive three bedroom link detached property located in the highly popular residential area of Spital in a quiet cul-de-sac with wooded area enjoying an open aspect to the front and within walking distance of highly acclaimed primary and grammar schools. Immaculately presented with a tasteful décor throughout, spanning over 1,100 square foot of living accommodation which must be viewed to be appreciated in full.

A credit to the current owners, this superb home briefly comprises a hallway with cloakroom off, well-proportioned lounge extended to the front with bay window and feature fireplace. From the lounge you have a lovely dining room with patio doors opening to the delightful rear garden with archway to a well fitted kitchen with storage cupboard and door into a large utility room which also gives access into the integral garage. To the first floor you have storage on the landing, three sizable bedrooms, including a king size double, and a four piece family bathroom.

Externally, this property boasts off road parking for two cars and a garage. Completing this home perfectly is the sunny south facing private enclosed rear garden, beautifully manicured with lawn, patio and mature planting borders. Spital is a highly sought after area with a wealth of shops, cafes and other local amenities, conveniently located for walks around Dibbinsdale Nature Reserve, and with easy access throughout Wirral and to Chester and Liverpool by car or train.

EPC Summary

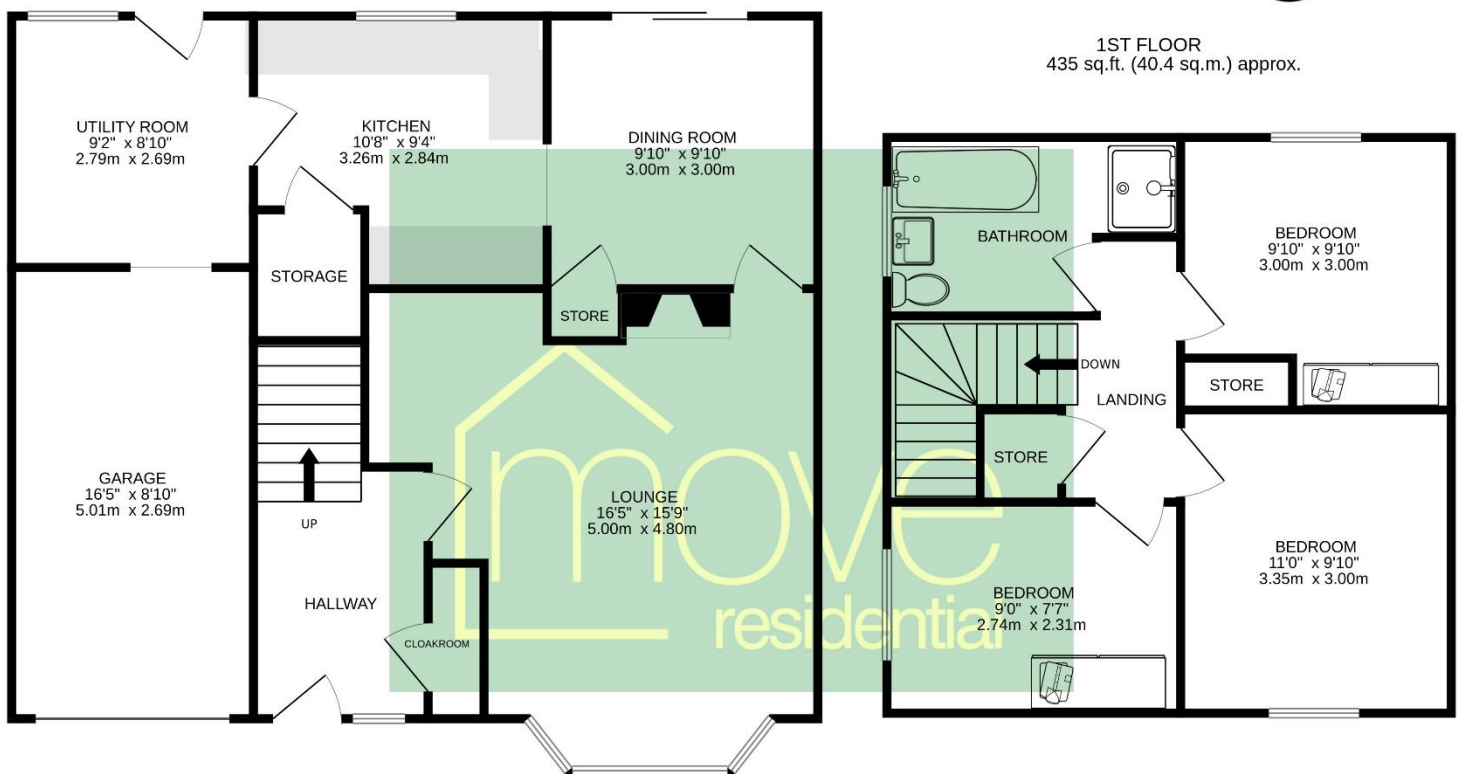
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Floor Plan

GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 sq.m.) approx.

Whilst every attempt 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 mis-statement. 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.
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Site Map

