



Dibbins Hey, Spital

£400,000



LESLEY HOOKS
ESTATE AGENTS





Some homes just feel right the moment you walk through the door, and this extended detached house is one of them. Bright, spacious and beautifully presented, it's ready for you to move straight in and start enjoying. Enter through the porch into a welcoming hall, with a downstairs wc close at hand. The lounge is a lovely room, with a bow bay window that lets the light pour in and a fireplace that makes a natural focal point for cosy evenings. Next door, the dining room is perfect for family get-togethers and entertaining, and it leads through to the conservatory, a wonderful extra space to relax and look out over the garden whatever the weather. The smart L shaped fitted kitchen breakfast room is a real hub of the home, with plenty of room for everyday family life. A utility room keeps the laundry out of sight and has a door into the garage space, so it's practical as well as stylish. Upstairs there are three bedrooms. The main bedroom has fitted wardrobes and its own en-suite shower room, complete with a remote controlled electric sky light, a touch of luxury you'll appreciate. A stylish three piece bathroom completes the first floor. At the front, a driveway provides off road parking. To the rear, you'll find a most divine mature garden, with a patio area for al fresco dining and a timber summer house, a lovely spot to unwind or work from home. It's a garden to be enjoyed in every season. The location is ideal, in the heart of Spital. Local primary, secondary and grammar schools are all within walking distance, as is Spital train station, which makes the daily routine so much easier for busy families. The property is offered for sale with no onward chain. A home of this quality, in such a sought after position, is sure to attract plenty of interest. Council tax band D. Freehold.



Porch

6'11" (2.11m) x 2'11" (0.89m)

Hall

3'7" (1.09m) x 3'0" (0.91m)

Downstairs WC

6'5" (1.96m) x 3'4" (1.02m)

Lounge

15'7" (4.75m) x 16'7" (5.05m) Max

Dining Room

14'4" (4.37m) x 11'4" (3.45m)

Conservatory

11'8" (3.56m) x 13'8" (4.17m)

Kitchen Breakfast Room

16'10" (5.13m) Max x 14'4" (4.37m) Max

Utility Room

7'11" (2.41m) Max x 8'3" (2.51m)



Bedroom One

16'0" (4.88m) Into Wardrobe Recess x 11'8" (3.56m)

En-Suite

6'11" (2.11m) x 3'9" (1.14m)

Bedroom Two

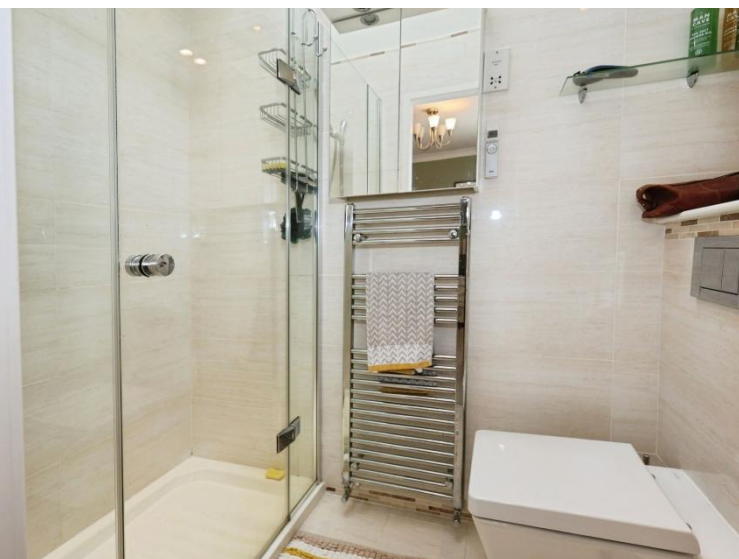
10'6" (3.2m) x 11'8" (3.56m)

Bedroom Three

7'5" (2.26m) x 7'5" (2.26m)

Bathroom

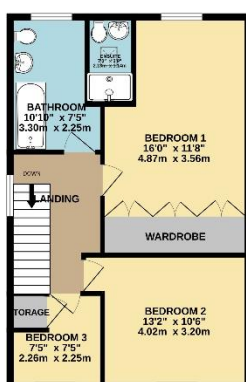
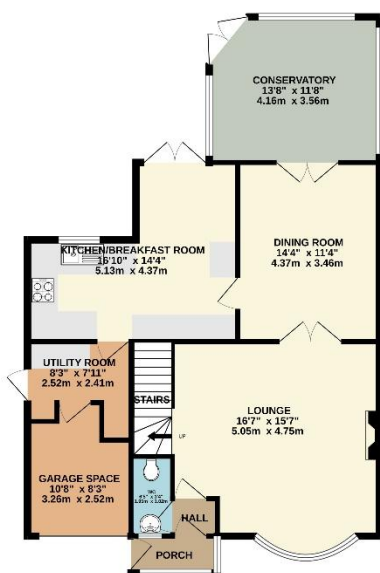
10'10" (3.3m) x 7'5" (2.26m) Max





GROUND FLOOR
970 sq ft. (90.1 sq m.) approx.

1ST FLOOR
564 sq ft. (52.1 sq m.) approx.



TOTAL FLOOR AREA: 1534 sq ft. (142.5 sq m.) approx.

When more detailed has been shown to ensure the accuracy of the floor plan compared to the measurements of the actual property, the floor plan is not to be used as a guide to the actual dimensions of the property. The floor plan is for information only and should not be used as a guide to the actual dimensions of the property. The floor plan is not to be used as a guide to the actual dimensions of the property. The floor plan is not to be used as a guide to the actual dimensions of the property.

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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