

Orchard Place, Spital

£180,000



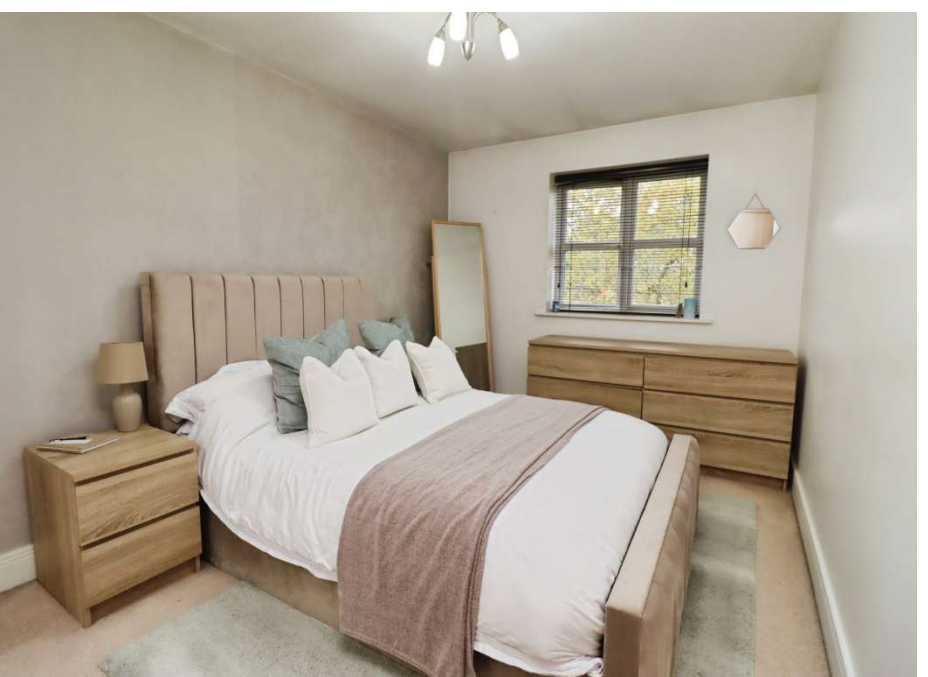




LESLEY HOOKS
ESTATE AGENTS







This modern, second floor apartment offers deceptively spacious, contemporary living, perfect for first time buyers, couples or investors. Ideally situated in a sought after location off Spital Road and offered for sale with no onward chain, the property also benefits from an allocated parking space, plus visitor parking. The communal entrance is accessed via an intercom system, with stairs rising to the second floor, where you are greeted by a private hallway with two built-in storage cupboards. The lounge dining room has double doors opening onto a Juliet balcony with views over Spital, and flows through to a smart fitted kitchen with a range of integrated appliances including fridge, freezer, dishwasher and washing machine. There are two double bedrooms, with the master benefiting from a stylish three piece en-suite shower room, while a three piece family bathroom with mixer shower and screen over the bath completes the accommodation. The property also benefits from full uPVC double glazing and gas central heating.The location is brilliant for transport links, with Spital train station just across the road offering services to Liverpool and Chester, and the motorway network only a couple of minutes` drive away. Leasehold. Council Tax Band B.

Hallway
17'5" (5.31m) x 3'3" (0.99m)
Lounge Dining Room
15'5" (4.7m) x 12'9" (3.89m)
Kitchen
9'9" (2.97m) x 8'7" (2.62m)
Bedroom One
14'5" (4.39m) Into Recess x 8'10" (2.69m)
En-Suite
5'8" (1.73m) x 7'11" (2.41m)
Bedroom Two
13'5" (4.09m) x 10'2" (3.1m)
Bathroom
7'3" (2.21m) x 6'5" (1.96m)





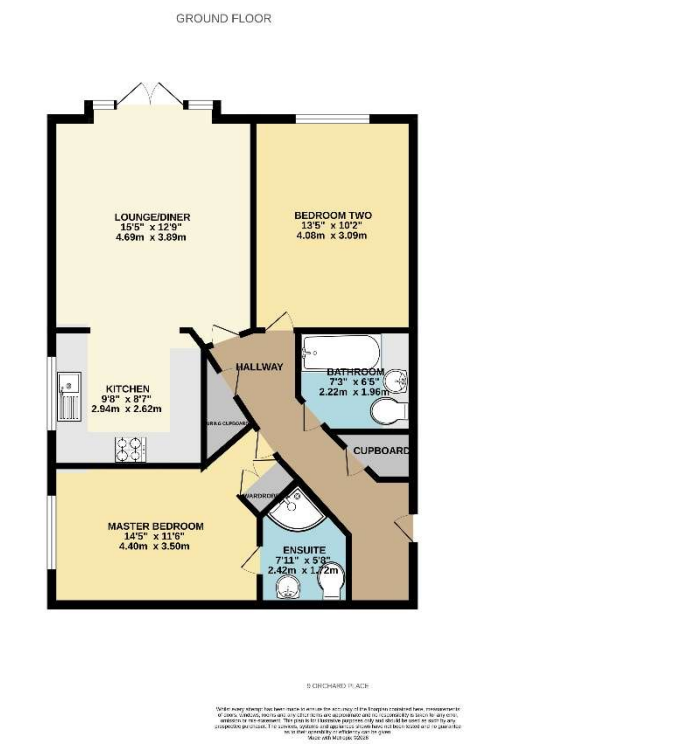


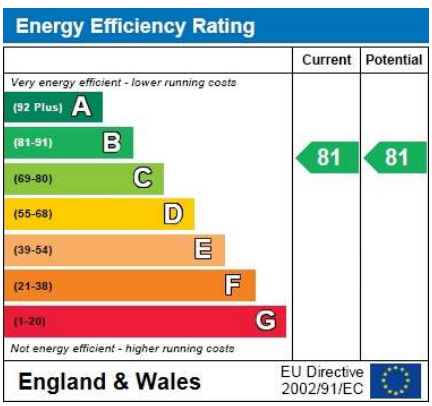












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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we 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.