



# Warren Hey, Spital

£275,000



**LESLEY HOOKS**  
ESTATE AGENTS





Tucked away in the ever-popular residential area of Spital, this deceptively spacious, dormer bungalow is a wonderful place to call home. Benefiting from uPVC double glazing and combi-fired gas central heating, the property offers fantastic potential with scope for some personal touches and aesthetic enhancement. The accommodation is thoughtfully arranged and begins with a porch incorporating a useful utility area and internal access to the garage. From here, a central hallway provides ample built-in storage and leads through to a comfortable lounge, where sliding patio doors open into the conservatory, creating a bright and sociable living space. There is a fitted kitchen, a stylish three-piece bathroom, and a versatile ground-floor bedroom which could also be used as an additional sitting room or home office. Upstairs, there are two further bedrooms, both featuring fitted wardrobes and access to loft rooms, along with a second three-piece bathroom, making this an ideal layout for families or guests. Externally, the property sits well back from the road behind a generous driveway that leads to the garage. To the rear, the garden enjoys a lovely southerly aspect, perfect for relaxing or entertaining in the sunshine. Conveniently located within easy reach of local shops, schools and Spital train station, this charming home combines space, comfort and potential in a highly sought-after setting. Council tax band C. Freehold.



- Porch**  
7'9" (2.36m) x 5'4" (1.63m)
- Hallway**  
14'11" (4.55m) x 6'9" (2.06m)
- Ground Floor Bathroom**  
7'0" (2.13m) x 6'1" (1.85m)
- Kitchen**  
11'6" (3.51m) x 6'11" (2.11m)
- Lounge**  
16'7" (5.05m) x 13'11" (4.24m) Max
- Conservatory**  
11'4" (3.45m) x 7'10" (2.39m)
- Sitting Room/Bedroom**  
13'5" (4.09m) x 8'11" (2.72m)
- Utility**  
8'6" (2.59m) x 3'6" (1.07m)
  
- Bedroom One**  
11'2" (3.4m) x 9'1" (2.77m)
- Bedroom Two**  
10'6" (3.2m) x 8'11" (2.72m)
- Bathroom**  
8'6" (2.59m) x 5'1" (1.55m)

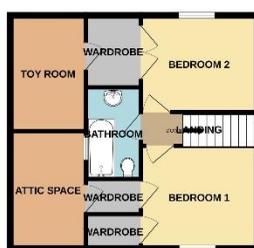
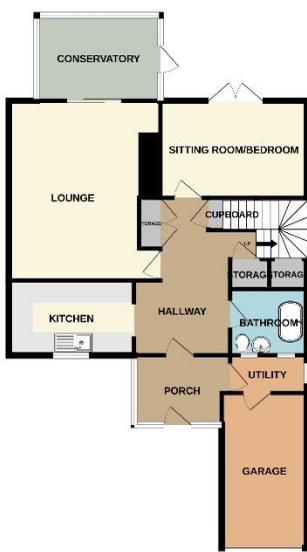






GROUND FLOOR  
911 sq. ft. (84.6 sq. m.) approx.

1ST FLOOR  
486 sq. ft. (45.2 sq. m.) approx.



TOTAL FLOOR AREA - 1397 sq. ft. (129.8 sq. m.) approx.  
WHERE THIS PROPERTY HAS BEEN MARKED TO INDICATE THE QUALITY OF THE PROPERTY, STANDARD AGREE MEASUREMENTS OF ROOMS, SQUARE METRE AND CUBIC FEET ARE APPLICABLE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR OR OMISSION IN THIS AGREEMENT. THIS PLAN IS FOR GUIDANCE PURPOSES ONLY AND SHOULD BE USED IN CONJUNCTION WITH ANY PROFESSIONAL PLAN. THIS PLAN, SYSTEMS AND APPLIANCES SHOWN THEREON HAVE BEEN VISITED AND NO GUARANTEE IS GIVEN AS TO THEIR OPERABILITY OR EFFICIENCY OR AS TO THEIR VALUE.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

**Contact Us:**

**0151 644 6000**

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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.