



Orston Crescent, Spital

Offers Over £325,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this attractive detached home set in the highly sought-after area of Spital—a property that's beautifully presented and ready for you to move straight into. Benefiting from uPVC double glazing and efficient combi-fired gas central heating, the accommodation offers a warm and inviting feel throughout. Step inside to a bright hallway with a convenient downstairs WC. The open-plan lounge and dining room provides a generous and versatile living space, perfect for relaxing or entertaining, while the modern fitted kitchen offers plenty of storage and worktop space. Upstairs, you'll find three well-proportioned bedrooms along with a stylish three-piece bathroom featuring a shower and screen over the bath. To the front of the home, a driveway provides off-road parking and leads to the garage. The rear garden is a real highlight—southerly facing, beautifully maintained, and complete with a patio area and built-in gas-fired fire pit, ideal for enjoying outdoor living all year round. Perfectly positioned, the property is within walking distance of local shops, schools, and Spital train station, making it an ideal choice for commuters and families alike. Council tax band D. Freehold.



Hallway

15'4" (4.67m) x 5'9" (1.75m)

Downstairs WC

5'3" (1.6m) x 3'0" (0.91m) Max

Lounge Dining Room

23'5" (7.14m) x 10'9" (3.28m) Max

Kitchen

15'5" (4.7m) x 8'3" (2.51m)

Bedroom One

12'8" (3.86m) x 10'2" (3.1m)

Bedroom Two

10'5" (3.18m) x 10'2" (3.1m)

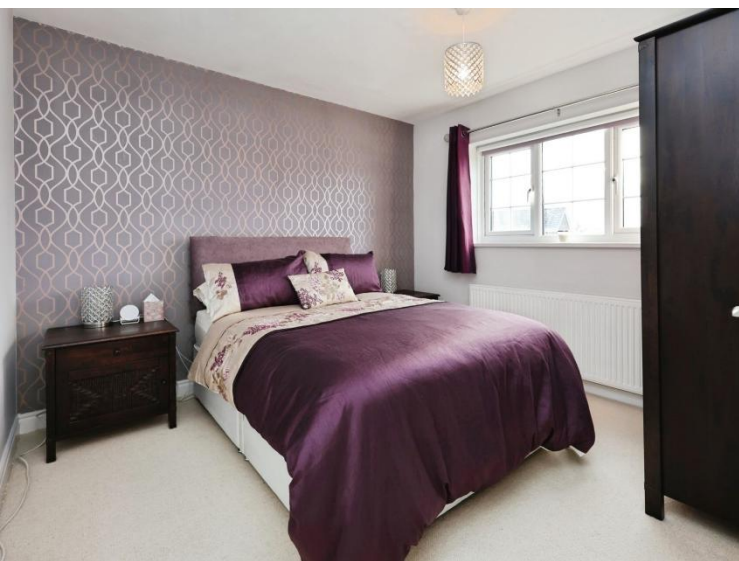
Bedroom Three

9'5" (2.87m) x 6'7" (2.01m)

Bathroom

6'5" (1.96m) x 5'6" (1.68m)







GROUND FLOOR
588 sq. ft. (54.0 sq. m.) approx.



1ST FLOOR
397 sq. ft. (36.6 sq. m.) approx.



TOTAL FLOOR AREA: 985 sq. ft. (91.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, doors 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 capability or efficiency can be given.
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Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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