



Downes Green, Spital

£280,000



LESLEY HOOKS
ESTATE AGENTS





Tucked away, but never far from anything. This detached bungalow sits in one of Spital's most popular residential areas, and it's ready for its next owner to move straight in. Step inside through the porch leading to a hallway with two handy storage cupboards. Coats, shoes, the Hoover. All sorted. No more clutter by the door. The large lounge is the heart of the home, opening through to the kitchen dining room and creating a great social space. Whoever is cooking is still part of the conversation. It works just as well for a Sunday roast with the family as it does for friends popping round. Off the dining area, the conservatory is the spot for a morning coffee, a good book or watching the garden through the seasons.



There are two bedrooms, both with built-in wardrobes, so there is no need for extra furniture. The three piece bathroom completes the layout, and everything is on one level, which makes day to day living simple. Outside, there is a front garden and a westerly facing rear garden that is low maintenance, so you can enjoy it without the upkeep. It catches the sun through the afternoon and into the evening, ideal for a barbecue or a cold drink after work. There is also a convenient garage en-bloc. Location is a big part of the appeal. The bungalow sits in a quiet spot in the popular residential area of Spital, with local shops within walking distance, along with primary, secondary and grammar schools. Spital train station and several bus routes are close by, so getting around without the car is easy. For longer journeys, the motorway network is only a couple of minutes' drive away, with links to Liverpool and Chester. Freehold. Council tax band C. No onward chain.



Porch

2'7" (0.79m) x 5'11" (1.8m)

Hallway

11'7" (3.53m) Max x 11'3" (3.43m) Max

Lounge

19'2" (5.84m) Max x 11'1" (3.38m) Max

Open Plan Kitchen Dining Room

15'6" (4.72m) Max x 19'0" (5.79m) Max

Conservatory

6'5" (1.96m) x 9'4" (2.84m)

Bedroom One

13'4" (4.06m) x 11'1" (3.38m) Max

Bedroom Two

11'7" (3.53m) x 7'6" (2.29m)

Bathroom

6'9" (2.06m) x 6'5" (1.96m)





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.