



Inley Road, Spital

£350,000



LESLEY HOOKS
ESTATE AGENTS





Set within easy reach of Spital's amenities, this extended semi-detached home offers deceptively spacious, contemporary living that's perfect for family life — and with everything beautifully presented throughout, all you need to do is move in and start enjoying it. Stepping through the hallway, you're welcomed into a lounge with a lovely feature fireplace, setting a warm tone from the outset. The real showstopper, though, is the open plan kitchen family room — a fabulous sociable space fitted with quartz work tops, an incinerator sink, a kettle tap, two ovens, an integrated microwave and even an integrated TV, making it the natural heart of the home for cooking, dining and relaxing together. There's also a versatile play room/home office, ideal for growing families or those working from home, plus a handy utility room with WC and garage space taking care of the practicals. Upstairs, four well-proportioned bedrooms await, with the main bedroom benefitting from its own three piece shower room, while the remaining bedrooms are served by a fully tiled family bathroom. Outside, a driveway to the front provides off road parking, while the rear garden — complete with artificial lawn — offers a low-maintenance space to enjoy all year round. Perfectly placed within walking distance of local shops, schools and Spital train station, this home ticks every box for family living. Council tax band C. Freehold.



Hall

6'11" (2.11m) x 3'7" (1.09m)

Lounge

15'3" (4.65m) Into Bay x 11'7" (3.53m)

Open Plan Kitchen Family Room

21'7" (6.58m) x 14'7" (4.45m)

Play Room/Home Office

9'6" (2.9m) x 8'2" (2.49m)

Utility Room & WC

8'0" (2.44m) x 8'0" (2.44m)

Garage Space

8'6" (2.59m) x 8'5" (2.57m)



Bedroom One

18'11" (5.77m) x 8'8" (2.64m)

En-Suite

8'8" (2.64m) x 5'2" (1.57m)

Bedroom Two

13'3" (4.04m) x 8'4" (2.54m)

Bedroom Three

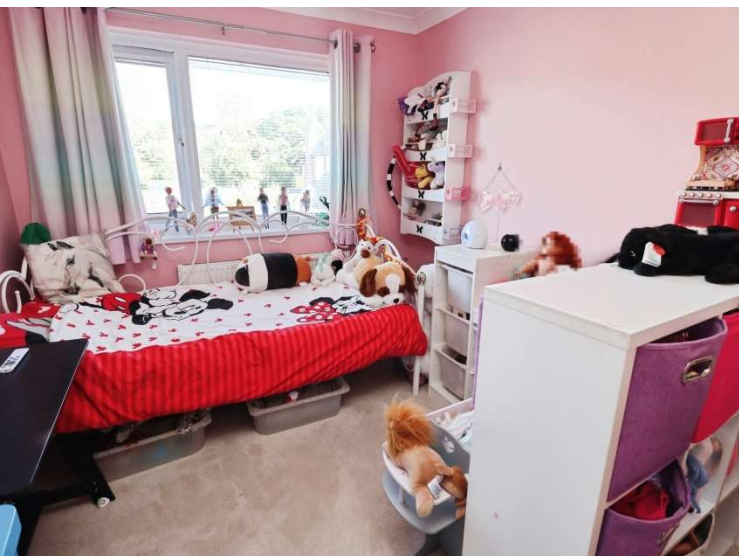
10'10" (3.3m) x 8'4" (2.54m)

Bedroom Four

9'0" (2.74m) x 5'11" (1.8m)

Bathroom

5'10" (1.78m) x 5'5" (1.65m)





GROUND FLOOR
713 sq. ft. (66.2 sq.m.) approx.

1ST FLOOR
554 sq. ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability 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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