



# Langley Road, Spital

£210,000 Offers Over



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to this beautifully presented townhouse, ready for you to move straight in and start enjoying from day one. Step inside to find a welcoming entrance hall leading to a bright and spacious lounge, complete with elegant Amtico flooring, a charming bow bay window, and a cosy log burner, perfect for relaxing evenings or spending time with family and friends. The modern kitchen-dining room is ideal for everyday living and entertaining, with double doors that open seamlessly onto the rear garden.

To the first floor you will find three well proportioned bedrooms offering plenty of space for family or guests, complemented by a three piece bathroom with a shower over the bath. Outside, a timber patio provides the perfect spot for al fresco dining, morning coffees, or simply unwinding in the fresh air. A garage en bloc to the rear offers additional storage for your convenience. Ideally located in the popular residential area of Spital, this property is just a short distance from local schools, excellent transport links, and easy access to motorway networks. Council tax band B. Freehold.

**Hall**

7'2" (2.18m) x 3'11" (1.19m)

**Lounge**

15'0" (4.57m) x 11'7" (3.53m)

**Kitchen Dining Room**

14'7" (4.45m) x 8'11" (2.72m)

**Bedroom One**

13'3" (4.04m) x 8'5" (2.57m)

**Bedroom Two**

10'9" (3.28m) x 8'5" (2.57m)

**Bedroom Three**

8'5" (2.57m) x 5'11" (1.8m)

**Bathroom**

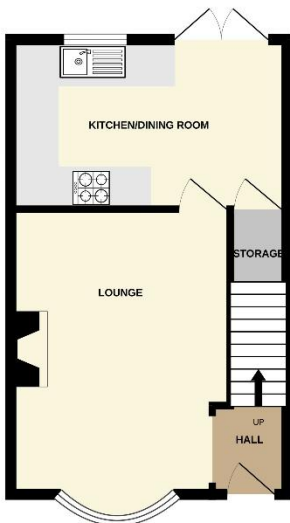
5'10" (1.78m) x 5'6" (1.68m)







GROUND FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 695 sq.ft. (64.6 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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 Plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</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

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