



# Meriden Avenue, Spital

Offers Over £230,000



**LESLEY HOOKS**  
ESTATE AGENTS





This immaculate three bedroom semi detached house is for sale in a sought after location of Spital, offering a practical layout and convenient setting for families and first time buyers. Inside, the property features an inviting open plan kitchen that flows into the main living space, creating a sociable area for cooking, dining and relaxing. The single reception area is well-proportioned, and the modern arrangement makes it easy to keep an eye on children or chat with guests while preparing meals. There is also a family bathroom serving the three bedrooms. The location places you within easy reach of a good range of local amenities. Nearby you'll find everyday essentials such as supermarkets, convenience stores and independent shops, along with cafes. The wider Wirral offers popular leisure and retail destinations including local high streets and shopping areas, all accessible by car or public transport. Families are well catered for with nearby schools at both primary and secondary level, making the area a practical choice for those with children or planning a family. Green spaces are also a key attraction here; local parks and recreational areas around the Wirral provide opportunities for walks, play areas and sports, as well as access to the peninsula's coastal paths and open countryside. Public transport links serve this part of the Wirral, with nearby railway stations on the Merseyrail network offering regular services into Liverpool and Chester. Typical journey times into central Liverpool are around 25–35 minutes, making commuting a realistic option, while road connections provide straightforward access to the Mersey Tunnels and wider motor way network. Altogether, this three bedroom semi detached house for sale combines an immaculate interior with an open plan layout and a convenient Wirral location close to schools, local amenities, green spaces and useful transport links.



**Hallway**  
5'9" (1.75m) x 3'2" (0.97m)

**Living Room**  
25'1" (7.65m) Max x 14'7" (4.45m) Max

**Kitchen**  
8'7" (2.62m) x 6'6" (1.98m)

**Bedroom One**  
14'3" (4.34m) x 8'8" (2.64m)

**Bedroom Two**  
10'10" (3.3m) x 8'9" (2.67m)

**Bedroom Three**  
8'11" (2.72m) x 5'9" (1.75m)

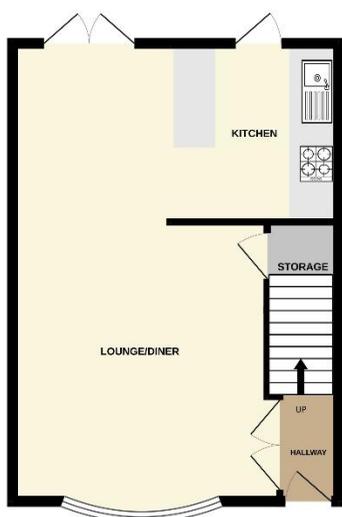
**Bathroom**  
5'6" (1.68m) x 5'8" (1.73m)



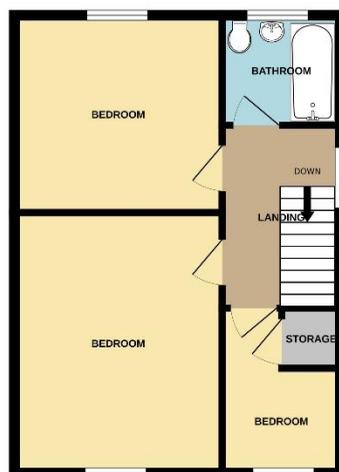




GROUND FLOOR



1ST FLOOR



ct Us:

544 6000

@lesleyhooks.co.uk

rch Road, Bebington,

l, Merseyside, CH63 7PH

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms 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 operability or efficiency can be given.  
Made with Neopix ©2020

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.