



Glendale Grove, Spital

£360,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





Tucked away on one of Spital's most sought-after roads, this delightful detached bungalow offers far more than meets the eye. Set on a generous plot, with a wrap-around garden, featuring an abundance of flowers, plants, and fruit trees, the property combines style, comfort, and convenience in equal measure – perfect for those seeking a relaxed lifestyle without compromising on space or location. Beautifully presented throughout, the home features gas central heating and double glazing. Step inside and you're welcomed by a hallway that leads into an open-plan kitchen and dining room – ideal for entertaining or family meals. The stunning lounge, with its impressive Scandinavian-style apexed ceiling, is filled with natural light and flows seamlessly into the conservatory. The master bedroom comes complete with sleek fitted slide robes and its own en-suite shower room. Two further well-proportioned bedrooms provide flexibility for guests, family, or a home office, while the main bathroom features a three-piece suite with a mixer shower and screen over the bath. Outside, the front of the property boasts a driveway offering ample off-road parking, which leads to a double garage. The rear garden is a true highlight – a private and sun-filled haven, with a sun room that's perfect for relaxing or pottering about on sunny afternoons. Ideally located, just a short stroll from Spital train station and only minutes by car to the shops and amenities at Bromborough retail park, this charming bungalow ticks all the boxes. Offered for sale with no onward chain, it's ready and waiting for its next chapter. Don't miss this rare opportunity – early viewing is highly recommended! Council tax band E. Freehold. EPC Rating D



Hallway
6'4" (1.93m) x 5'2" (1.57m)
Kitchen Dining Room
16'5" (5m) Max x 15'4" (4.67m) Max

Lounge
17'7" (5.36m) x 12'3" (3.73m)
Conservatory
11'8" (3.56m) x 6'10" (2.08m)

Master Bedroom
11'5" (3.48m) x 9'9" (2.97m)
En-Suite Shower Room
7'5" (2.26m) x 4'7" (1.4m)

Bedroom Two
10'7" (3.23m) x 9'11" (3.02m)
Bedroom Three
10'1" (3.07m) x 7'4" (2.24m)

Bathroom
6'11" (2.11m) x 6'8" (2.03m)
Double Garage
17'10" (5.44m) x 16'4" (4.98m)







GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.



TOTAL FLOOR AREA: 2242 sq.ft. (208.4 sq.m.) approx.
*When used for the purpose of the Energy Rating, the area of the double garage is not included in the calculation of the energy rating. The area of the double garage is included in the calculation of the energy rating when used for the purpose of the Energy Rating. The area of the double garage is not included in the calculation of the energy rating when used for the purpose of the Energy Rating. The area of the double garage is not included in the calculation of the energy rating when used for the purpose of the Energy Rating.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 Plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.