



# Curwell Close, Spital

£400,000



LESLEY HOOKS  
ESTATE AGENTS





Tucked away in the corner of a sought-after cul-de-sac in ever-popular Spital, this spacious detached bungalow is ready to move straight into, yet still offers scope for further enhancement for those wanting to add their own touch. A welcoming hallway with built-in storage cupboards sets the tone, leading through to a lovely lounge complete with fireplace and double doors opening into the dining room — ideal for entertaining or simply relaxing by the fire. The kitchen breakfast room completes the sociable heart of the home. There are three double bedrooms, the main benefiting from its own en-suite shower room. The third bedroom is currently used as a sitting room and enjoys sliding patio doors leading into the conservatory, offering wonderfully flexible living space to suit your needs. A three-piece bathroom, complete with a sky tunnel skylight, completes the accommodation. Outside, to the front, a driveway provides off-road parking and leads to the double garage. To the rear and side, delightful mature gardens offer a real sense of space and privacy — a lovely spot to enjoy throughout the seasons. Ideally located, the property is within walking distance of Spital train station, with motorway networks just a couple of minutes' drive away, making this a superb choice for commuters. Benefiting from uPVC double glazing and gas central heating throughout, and offered for sale with no onward chain, this is a fantastic opportunity not to be missed. Bungalows of this size and calibre in such a sought-after cul-de-sac position are rarely available — early viewing is highly recommended! Council tax band E. Freehold.

#### **Hallway**

8'3" (2.51m) Max x 15'3" (4.65m) Max

#### **Lounge**

15'10" (4.83m) x 11'9" (3.58m)

#### **Dining Room**

9'5" (2.87m) x 8'9" (2.67m)

#### **Kitchen Breakfast Room**

14'0" (4.27m) x 9'5" (2.87m)

#### **Bedroom One**

12'10" (3.91m) x 11'9" (3.58m)

#### **En-Suite**

6'5" (1.96m) x 5'6" (1.68m)

#### **Bedroom Two**

11'3" (3.43m) x 8'5" (2.57m)

#### **Bedroom Three/Sitting Room**

12'5" (3.78m) To Wardrobe x 8'10" (2.69m)

#### **Conservatory**

11'3" (3.43m) x 9'7" (2.92m)

#### **Bathroom**

6'5" (1.96m) x 5'6" (1.68m)

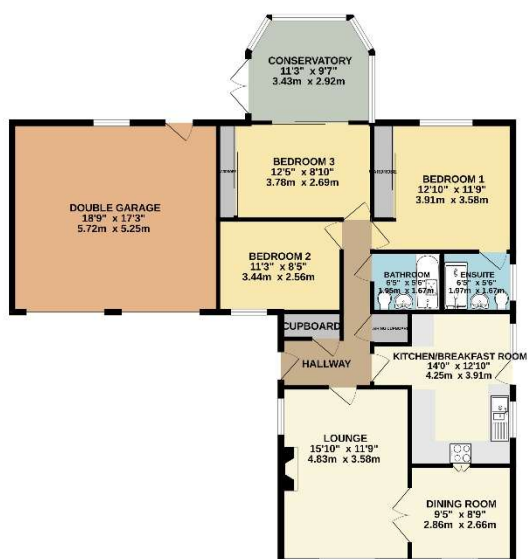
#### **Double Garage**

18'9" (5.72m) x 17'3" (5.26m)





GROUND FLOOR  
1362 sq.ft. (126.6 sq.m.) approx.



TOTAL FLOOR AREA: 1362 sq.ft. (128.6 sq.m.) approx.

## Contact Us:

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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.