



# Colmore Avenue, Spital

£260,000



**LESLEY HOOKS**  
ESTATE AGENTS





This welcoming semi-detached home sits on a good-sized plot and enjoys a fantastic open aspect to the rear, overlooking peaceful farmland – a real highlight for anyone who values space and outlook. The property is perfectly liveable as it stands, yet offers excellent scope to add your own personal stamp with some light aesthetic updating. Benefitting from uPVC double glazing and combi-fired gas central heating, the accommodation briefly comprises an entrance hall, an open-plan lounge and dining room with seamless access into the kitchen, creating a sociable and practical ground floor layout. To the first floor are three well-proportioned bedrooms and a modern three-piece family bathroom. Externally, the property offers a driveway to the front providing off-road parking, bags of space to the side, while to the rear you'll find a lovely garden with a patio area that enjoys a south westerly aspect– ideal for relaxing or entertaining while taking in the open views beyond. Ideally located, the home is within walking distance of local primary, secondary and grammar schools, with motorway links to Liverpool and Chester just a couple of minutes` drive away. Offered for sale with no onward chain, this is a great opportunity for families and buyers looking for a home with both comfort and potential. Council tax band C. Freehold.



**Hall**

5'8" (1.73m) x 3'2" (0.97m)

**Lounge Dining Room**

24'6" (7.47m) x 11'4" (3.45m) Max

**Kitchen**

8'4" (2.54m) x 7'1" (2.16m)

**Bedroom One**

14'0" (4.27m) x 8'6" (2.59m)

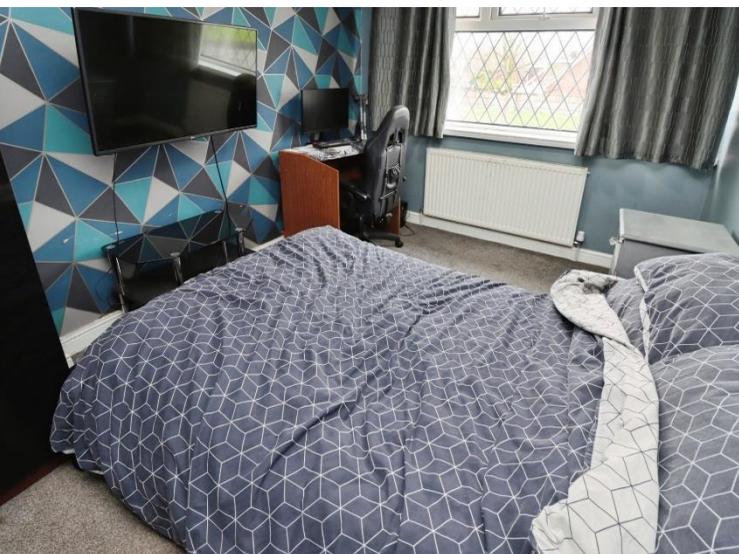
**Bedroom Two**

10'1" (3.07m) x 8'6" (2.59m)

**Bedroom Three**

9'3" (2.82m) Max x 5'10" (1.78m)

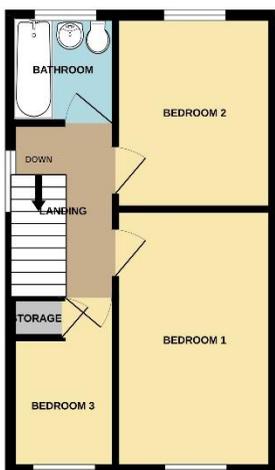
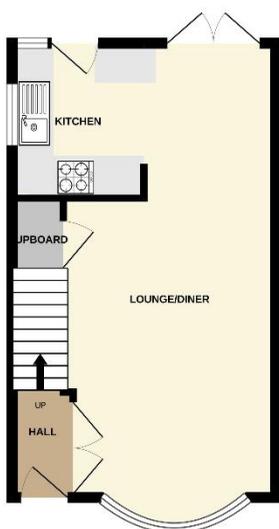






GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.

1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 697 sq.ft. (64.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan concerned here, measurements of items, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee is given as to their condition or efficiency. Plans are for information only.  
Made with Metreplan 02/20

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 Plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</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			
		70	78
<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

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.