



Latham Way, Spital

£450,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this immaculately presented and impressively spacious detached home, perfectly nestled in the highly sought-after residential area of Spital. Backing directly onto the tranquil Paradise Woods, this beautiful property offers peace, privacy, and plenty of room for a growing family. With uPVC double glazing and gas central heating throughout, it's truly ready to move straight into. Step inside and you'll find a warm and inviting hallway with a handy downstairs WC, leading to a generous lounge that flows seamlessly into the dining room. Bi-fold doors open into a bright conservatory with beautiful Karndean flooring, creating a wonderful space for relaxing or entertaining while enjoying views of the garden. The stylish kitchen breakfast room is both practical and modern, complemented by a separate utility room and a further sitting room—ideal as a playroom, home office, or cosy snug. Upstairs, there are four generously sized bedrooms, including a master with its own en-suite shower room. The sleek, contemporary family bathroom features a three-piece suite with shower and screen over the bath. Outside, the front offers a spacious driveway with off-road parking for several cars and access to the garage plus a handy EV charger. The real gem is the rear garden—beautifully landscaped with a patio area and an open aspect overlooking the woods, offering the perfect setting for summer evenings and family gatherings. Ideally located, this stunning home is within walking distance to local shops, well-regarded schools, and Spital train station, making it an ideal choice for families and commuters alike. Council tax band E. Freehold.

Hallway

8'11" (2.72m) x 6'10" (2.08m)

Downstairs WC

6'10" (2.08m) x 2'9" (0.84m)

Lounge

17'5" (5.31m) x 12'4" (3.76m)

Dining Room

11'5" (3.48m) x 8'1" (2.46m)

Conservatory

11'5" (3.48m) x 10'6" (3.2m)

Kitchen Breakfast Room

17'1" (5.21m) x 8'2" (2.49m)

Utility Room

8'6" (2.59m) x 6'9" (2.06m)

Sitting Room

14'8" (4.47m) x 8'0" (2.44m)

Master Bedroom

12'10" (3.91m) To Wardrobe x 11'6" (3.51m)

En-Suite

7'1" (2.16m) Max x 6'11" (2.11m) Max

Bedroom Two

12'6" (3.81m) x 8'5" (2.57m)

Bedroom Three

11'7" (3.53m) x 9'1" (2.77m)

Bedroom Four

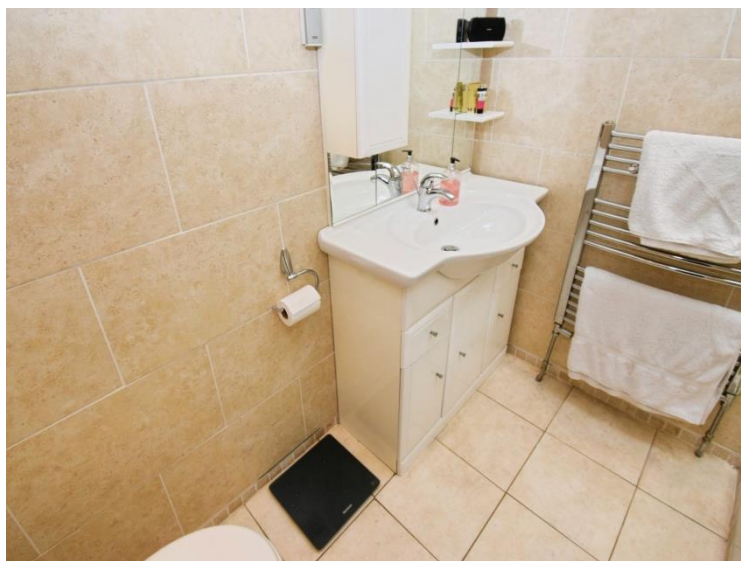
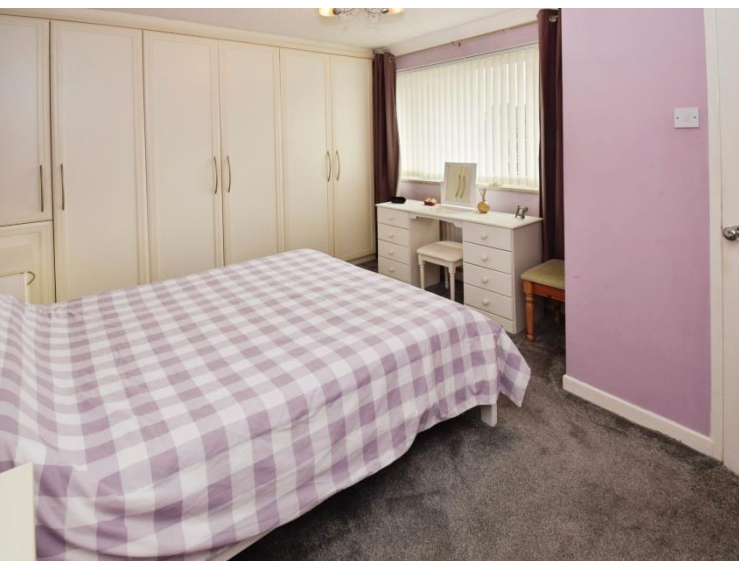
8'6" (2.59m) x 8'2" (2.49m)

Bathroom

8'1" (2.46m) x 4'9" (1.45m)

Garage

13'2" (4.01m) x 8'11" (2.72m)





GROUND FLOOR
1011 sq.ft. (94.0 sq.m.) approx.

1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1594 sq.ft. (148.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their quantity or efficiency can be given.
Made with floorplan 52025

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.