



# Lancelyn Court, Spital

£150,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this spacious and immaculately presented second-floor flat, ready for you to move straight in and start enjoying your new home. Benefiting from uPVC double glazing and combi-fired gas central heating, the property offers a warm and comfortable living environment throughout. Step inside via the communal entrance into a private hallway, complete with a handy built-in storage cupboard. The bright and inviting lounge/dining room features an elegant fireplace and opens onto a charming small balcony, perfect for enjoying views over Spital and a morning coffee. The smartly fitted kitchen offers both style and functionality, while two generously sized double bedrooms provide plenty of space to relax and unwind — the master bedroom even boasts fitted wardrobes for added convenience. A sleek, modern three-piece shower room completes the accommodation. Outside, you'll find well-maintained communal gardens to the rear, ideal for enjoying some outdoor time without the upkeep. Perfectly positioned in the sought-after residential area of Spital, this lovely home is just a short stroll from Spital train station, local shops, and bus routes. Excellent motorway connections to Liverpool and Chester are also just minutes away, making commuting a breeze. Offered for sale with no onward chain, this is a fantastic opportunity to make a beautiful and well-located flat your new home. Council tax band B. Leasehold.



#### **Hallway**

23'2" (7.06m) Max x 6'3" (1.91m) Max

#### **Lounge Dining Room**

21'2" (6.45m) Max x 13'5" (4.09m) Max

#### **Kitchen**

11'7" (3.53m) x 8'7" (2.62m)

#### **Bedroom One**

15'6" (4.72m) x 9'7" (2.92m)

#### **Bedroom Two**

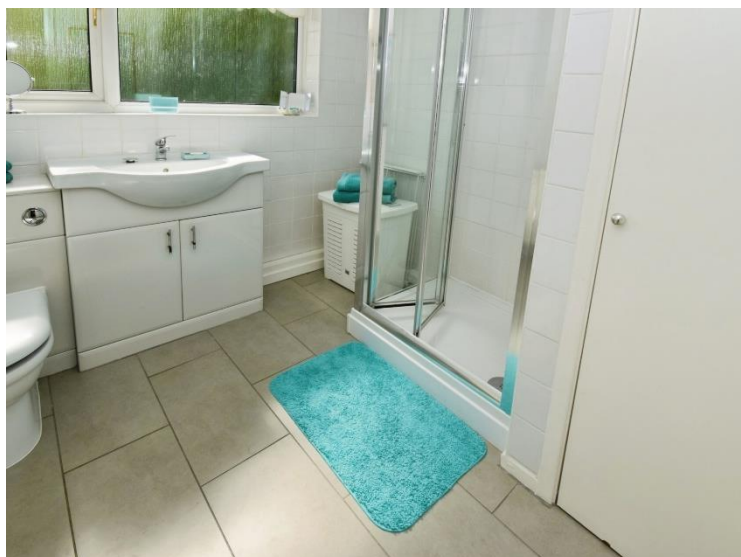
11'6" (3.51m) x 11'5" (3.48m)

#### **Bathroom**

7'11" (2.41m) x 7'7" (2.31m)











GROUND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m.) approx.  
\*These areas are for information only and do not constitute a guarantee of accuracy. The floor area is based on the best available information and is subject to change. The actual floor area may vary slightly from the information provided. The floor area is based on the best available information and is subject to change. The actual floor area may vary slightly from the information provided. The floor area is based on the best available information and is subject to change. The actual floor area may vary slightly from the information provided.

### Contact Us:

**0151 644 6000**

[lesley@lesleyhooks.co.uk](mailto: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.