



Colmore Avenue, Spital

£270,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this delightful semi-detached home, perfectly positioned in the sought after area of Spital. Offering a wonderful blend of space, comfort, and practicality, this property is ideal for families, first-time buyers, or anyone looking for their next home. Step inside and you're greeted by a welcoming hallway leading through to a bright and airy lounge with a dining area, creating the perfect space for both relaxing and entertaining. The kitchen is well presented and flows seamlessly into a conservatory providing a lovely extra living space with views over the garden. To the first floor you will find three well proportioned bedrooms and a stylish three piece family bathroom. Outside, the property boasts a generous garden, perfect for hosting summer barbecues, relaxed al fresco dining with friends, or simply unwinding with a book in the sunshine. To the front, a driveway provides ample off-road parking, complemented by a garage for additional storage. Situated in a popular residential area the property is within walking distance to local primary, secondary and grammar schools. There are numerous shops and amenities nearby along with rail and bus routes. Motorway networks with links to Liverpool and Chester are a couple of minutes drive away. Freehold, Council tax band C.



Hallway

7'0" (2.13m) x 3'1" (0.94m)

Lounge Through Dining Room

26'2" (7.98m) Into Bay x 11'4" (3.45m) Max

Kitchen

8'6" (2.59m) x 7'3" (2.21m)

Conservatory

12'9" (3.89m) x 13'10" (4.22m)



Bedroom One

14'0" (4.27m) x 8'8" (2.64m)

Bedroom Two

10'2" (3.1m) x 8'8" (2.64m)

Bedroom Three

6'6" (1.98m) x 5'8" (1.73m)

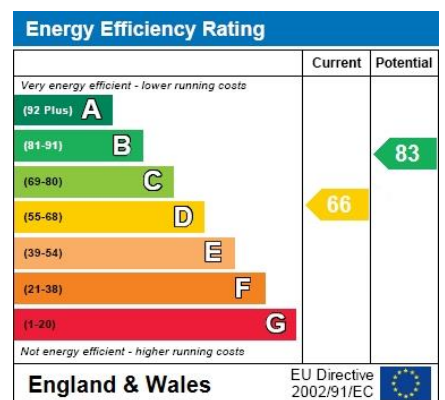
Bathroom

5'6" (1.68m) x 5'7" (1.7m)

Garage

19'8" (5.99m) x 9'1" (2.77m)





Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

While every effort has been made to ensure the accuracy of the foregoing particulars, the measurements of areas, volumes, etc. are not to be taken as a guarantee and no responsibility is taken for any errors, omissions or misstatements. This does not constitute a guarantee or warranty of any kind by any prospective purchaser. The details, systems and appliances shown have not been tested and are for guidance only. The property is shown as a guide only.

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.