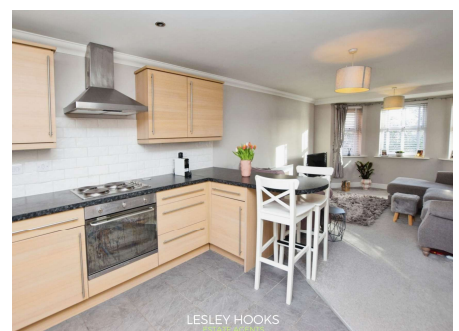




LESLEY HOOKS
ESTATE AGENTS

Bethany Court, Spital

£145,000



LESLEY HOOKS
ESTATE AGENTS





Home sweet home! Nestled in a popular residential area, this beautiful first-floor flat offers the perfect blend of comfort and convenience. With local shops, transport links, and amenities just a stone's throw away, this location caters to your every need. Step inside, and you'll be greeted by a well-designed layout that maximises space and functionality. The hallway boasts ample storage cupboards, ensuring you have plenty of room to stow away your belongings neatly. The uPVC double glazing and electric heating add a touch of modern comfort to the space, keeping you cosy all year round. The heart of the home is the open-plan lounge and kitchen area, where you can relax and entertain with ease. The kitchen comes complete with a range of integrated appliances, making meal preparation a breeze. Picture yourself hosting friends or simply enjoying a quiet night in this inviting space. The flat features two bedrooms, with the master bedroom offering a built-in wardrobe and an en-suite shower room for added convenience. The additional bedroom is versatile and can be tailored to your lifestyle, whether you need a guest room, home office, or a cosy retreat. A well-appointed bathroom with a three-piece suite adds a touch of luxury to your daily routine. Imagine unwinding in a warm bath or enjoying a refreshing shower after a long day. As for the exterior, you'll have your very own allocated parking bay – a valuable asset in a bustling neighbourhood. Step outside and discover delightful communal gardens, complete with a charming duck pond. It's the perfect spot to soak up some sunshine, take a leisurely stroll, or simply enjoy the peaceful surroundings. This first-floor flat offers not just a place to live, but a community to be a part of. Come and make lasting memories in this inviting space – your new home awaits! Council tax band B. Leasehold subject to a monthly service charge of £137.25 and there are 108 years left on the lease.



Open Plan Lounge and Kitchen

24'2" (7.37m) Into Bay x 11'3" (3.43m)

Bedroom One

12'1" (3.68m) x 9'5" (2.87m)

En-Suite

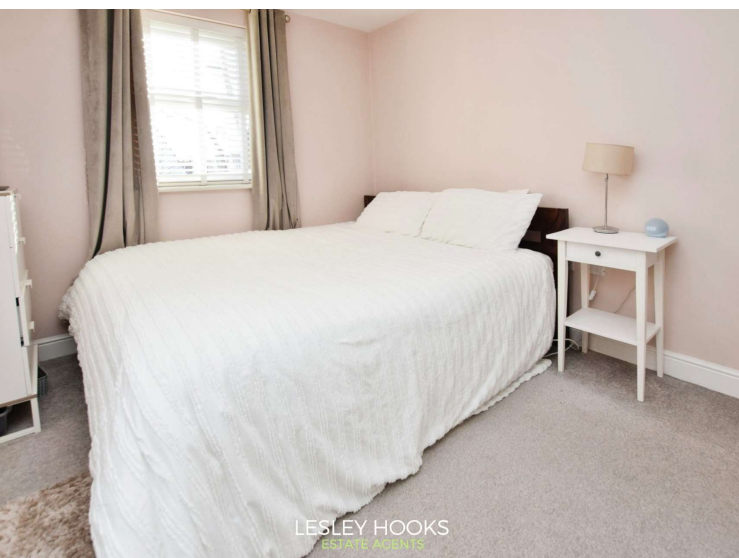
6'4" (1.93m) x 5'10" (1.78m)

Bedroom Two

12'1" (3.68m) x 7'2" (2.18m)

Bathroom

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





GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 633 sq.ft. (58.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the foregoing information, no representation or warranty is made by the advertiser as to the accuracy of the foregoing information. The advertiser is not responsible for any errors or omissions in the foregoing information. The advertiser is not responsible for any errors or omissions in the foregoing information. The advertiser is not responsible for any errors or omissions in the foregoing information.

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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.