



Jocelyn Close, Spital

£250,000



LESLEY HOOKS
ESTATE AGENTS





This extended three bedroom semi-detached house offers a fantastic opportunity for anyone looking to create their dream home. The property is in need of some modernisation, but with its generous layout and prime location, it has all the makings of something special. Step inside the entrance hallway that leads to a bright lounge through dining room perfect for family living. The functional kitchen provides ample storage and a conservatory overlooking the garden completes the ground floor.

To the first floor you will find three well-proportioned bedrooms and a three-piece family bathroom. Outside, the property features a driveway providing off-road parking, a lean to leading to the garage, and a lovely southerly-facing rear garden ideal for enjoying the sunshine. Situated in a popular and convenient location, the home is just a couple of minutes' walk from Spital Train Station and several bus routes, making commuting a breeze. Excellent local primary, secondary and grammar schools are all within walking distance, and the motorway links to Liverpool and Chester are only a short drive away. Offered for sale with no onward chain, Freehold. Council tax band C.



Hallway

10'2" (3.1m) x 7'5" (2.26m)

Lounge Through Dining Room

25'11" (7.9m) Into Bay x 11'9" (3.58m) Max

Kitchen

20'6" (6.25m) x 9'3" (2.82m)

Conservatory

9'0" (2.74m) x 9'0" (2.74m)

Landing

7'1" (2.16m) x 7'7" (2.31m)

Bedroom One

12'11" (3.94m) x 11'8" (3.56m)

Bedroom Two

10'0" (3.05m) x 11'8" (3.56m)

Bedroom Three

7'11" (2.41m) Max x 7'8" (2.34m)

Bathroom

5'3" (1.6m) x 7'8" (2.34m)

Lean To

35'2" (10.72m) x 7'9" (2.36m)

Garage

19'3" (5.87m) x 8'8" (2.64m)







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.