



Hillwood Close, Spital

£1,100 PCM



LESLEY HOOKS
ESTATE AGENTS





Welcome to this well-presented semi-detached house, perfectly located in the ever-popular residential area of Spital. Offering a warm and welcoming feel throughout, this home benefits from uPVC double glazing and combi-fired gas central heating, ensuring comfort all year round. The ground floor features a bright open-plan lounge and dining area, complete with a charming bow bay window to the front and sliding patio doors opening out to the rear garden—ideal for relaxing or entertaining. The modern fitted kitchen provides ample storage and workspace. Upstairs, you'll find three good-sized bedrooms and a contemporary three-piece bathroom suite with a shower and screen over the bath. Outside, the property offers a driveway providing off-road parking to the front, while the rear enjoys a private garden with a patio area, perfect for outdoor dining or family time. Ideally located, this lovely home is within walking distance of excellent primary, secondary, and grammar schools, and just a short stroll from Spital train station. With motorway links to Liverpool and Chester only minutes away, this property offers the perfect blend of convenience and comfort. Council tax band C. EPC rating D.

Hall

5'8" (1.73m) x 3'1" (0.94m)

Lounge Dining Room

24'3" (7.39m) Max x 11'4" (3.45m) Max

Kitchen

8'6" (2.59m) x 7'1" (2.16m)

Bedroom One

13'10" (4.22m) x 8'8" (2.64m)

Bedroom Two

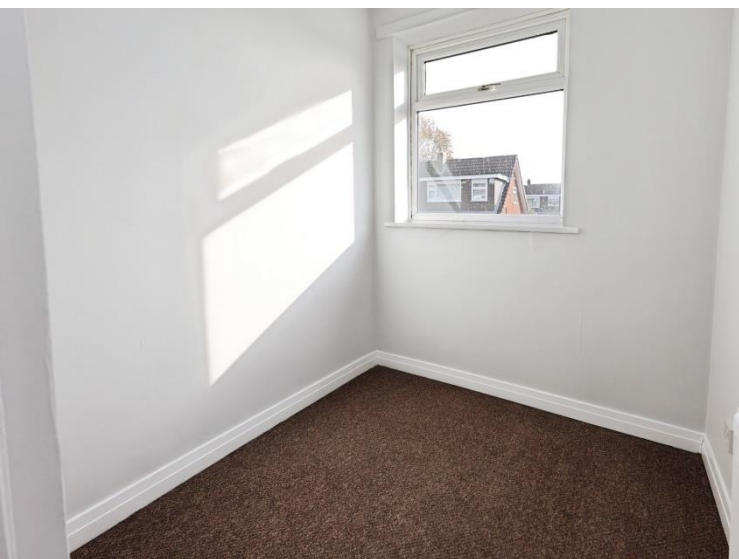
10'0" (3.05m) x 8'8" (2.64m)

Bedroom Three

9'0" (2.74m) x 5'9" (1.75m)

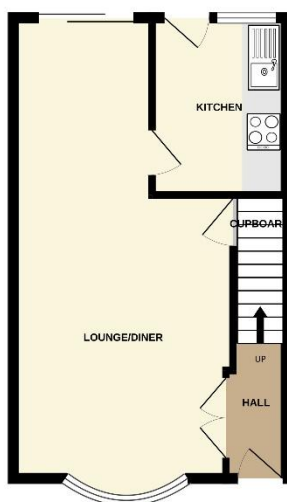
Bathroom

5'6" (1.68m) x 5'8" (1.73m)

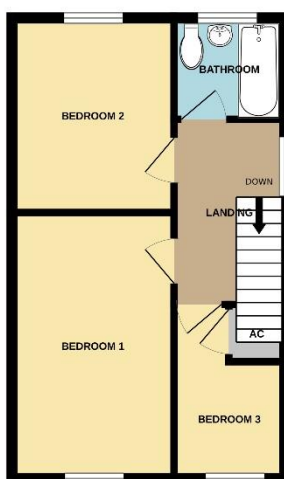




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misinterpretation. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Measure 5/2022

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.