



# Burdett Avenue, Spital

£270,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this delightful semi-detached home in the heart of Spital! Perfectly blending comfort and practicality, this property offers a warm and inviting space for modern family living. As you step into the property, you're greeted by a handy porch that leads into a spacious lounge through dining room, perfect for entertaining and family gatherings.

Adjacent to the lounge is a cosy sitting room, featuring a convenient downstairs WC and a utility area, adding practicality to your everyday living. The well appointed kitchen offers ample space for culinary adventures. To the first floor you will find three generously sized bedrooms, each offering comfort and flexibility for family, guests, or even a home office. The standout feature of the first floor is the four piece bathroom, perfect for unwinding after a long day. Outside, the southerly facing garden offers a sunny haven, perfect for outdoor dining, gardening, or simply unwinding. To the front, a private driveway provides off-road parking for added convenience. Ideally situated the property is within walking distance to local primary, secondary and grammar schools. There is a small selection of Shops just a few minutes walk away on Spital parade with a more varied range available in Bebington Village. Rail and bus routes are within walking distance. Motorway networks with links to Liverpool and Chester are less than a five minute drive away. Council tax band C. Freehold.



#### **Porch**

4'0" (1.22m) x 3'3" (0.99m)

#### **Lounge/Dining Room**

23'10" (7.26m) x 10'7" (3.23m) Max

#### **Sitting Room**

12'7" (3.84m) x 7'8" (2.34m)

#### **Utility Area**

3'8" (1.12m) x 7'10" (2.39m)

#### **Downstairs WC**

2'10" (0.86m) x 3'8" (1.12m)

#### **Kitchen**

16'9" (5.11m) x 9'9" (2.97m)

#### **Landing**

6'2" (1.88m) x 8'4" (2.54m)

#### **Bedroom One**

12'0" (3.66m) x 10'1" (3.07m)

#### **Bedroom Two**

11'5" (3.48m) x 10'9" (3.28m)

#### **Bedroom Three**

8'10" (2.69m) x 8'4" (2.54m)

#### **Bathroom**

8'1" (2.46m) x 8'4" (2.54m)







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.