



Yardley Drive, Spital

£240,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming extended semi-detached home, offering spacious and comfortable living in a sought-after location. Step inside the inviting hallway, which leads to a bright and airy lounge through dining room, perfect for family living and entertaining. The kitchen provides a practical and well designed space with plenty of storage and worktop area.

To the first floor you will find three well-proportioned bedrooms and a three piece family bathroom. Outside, the property benefits from a driveway providing off-road parking, a garage for additional storage and a pleasant rear garden ideal for relaxing or hosting summer gatherings. Offered to the market with no onward chain, this is a wonderful opportunity for anyone looking for a family home ready to make their own. Situated in a popular and well connected residential area, the home is within walking distance of primary, secondary, and grammar schools, with local shops, amenities, and excellent transport links all close by. For commuters, the motorway networks to Liverpool and Chester are just a couple of minutes` drive away. Council tax band C. Freehold.

Hallway

6'10" (2.08m) x 3'2" (0.97m)

Lounge Through Dining Room

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

Kitchen

16'11" (5.16m) Max x 13'8" (4.17m) Max

Landing

8'5" (2.57m) x 5'10" (1.78m)

Bedroom One

13'9" (4.19m) x 8'6" (2.59m)

Bedroom Two

10'3" (3.12m) x 8'6" (2.59m)

Bedroom Three

9'9" (2.97m) Max x 5'10" (1.78m)

Bathroom

5'6" (1.68m) x 5'10" (1.78m)

Garage

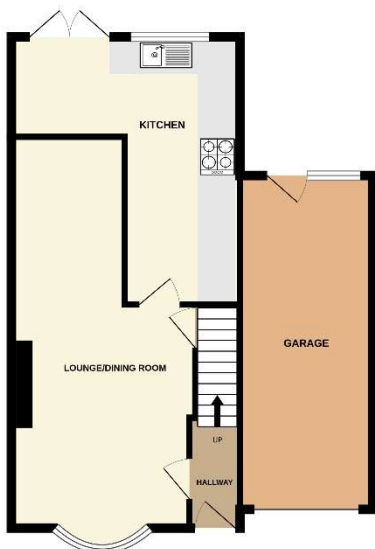
20'8" (6.3m) x 8'3" (2.51m)



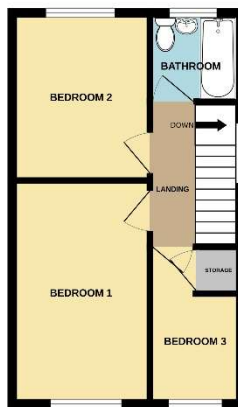




GROUND FLOOR
800 sq ft. (95.7 sq.m.) approx.



1ST FLOOR
343 sq ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 943 sq ft. (87.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown here are not shown tested and no guarantee as to their operability or efficiency can be given.
Made on: 10/09/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		87
(81-91)	B		
(69-80)	C		63
(55-68)	D		
(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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