



Bethany Court, Spital

£160,000



LESLEY HOOKS
ESTATE AGENTS





This beautifully presented first-floor flat is larger than average for the complex and perfectly positioned in a highly sought-after location. Ready to move straight into, it features uPVC double glazing and electric heating throughout. Step inside to a welcoming hallway laid with stylish Karndean flooring, which continues into the bright and airy lounge. The fitted kitchen-breakfast room offers plenty of space to cook, dine, and relax. The flat boasts two generously sized bedrooms, each complete with fitted wardrobes. The master bedroom enjoys the added luxury of an en-suite bathroom, while the second bedroom features a charming Juliette balcony with lovely views across to Bebington. A modern, well-designed three-piece shower room completes the accommodation. Outside, you'll find beautiful communal gardens with a picturesque duck pond, as well as your own allocated parking space. Ideally located, the flat is just a short stroll from local shops, reputable schools, and Spital train station. Motorway links to Liverpool and Chester are only minutes away, making this an excellent choice for commuters and convenience-seekers alike. Council tax band B. Leasehold.



Hallway

19'1" (5.82m) x 5'0" (1.52m)

Lounge

13'7" (4.14m) x 12'7" (3.84m)

Kitchen Breakfast Room

15'6" (4.72m) x 6'7" (2.01m)

Bedroom One

11'8" (3.56m) x 9'8" (2.95m)

En-Suite

6'0" (1.83m) x 4'1" (1.24m)

Bedroom Two

11'11" (3.63m) x 8'10" (2.69m)

Bathroom

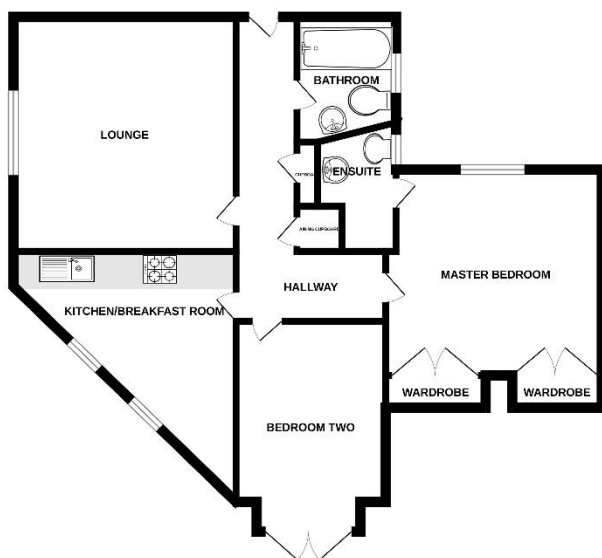
7'0" (2.13m) x 5'10" (1.78m)







GROUND FLOOR



While every effort has been made to ensure the accuracy of this floor plan, the seller does not warrant its accuracy. The seller is not responsible for any errors or omissions. The buyer is advised to verify the accuracy of the floor plan and to make their own measurements. The seller is not responsible for any errors or omissions. The buyer is advised to verify the accuracy of the floor plan and to make their own measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	80	83
(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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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.