



Brome Way, Spital

£310,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this deceptively spacious, link-detached gem nestled in the highly desirable area of Spital. With its convenient location within walking distance of local shops, reputable schools, and excellent transport links, this home offers both comfort and accessibility. With uPVC double glazing and efficient combi-fired gas central heating, comfort is ensured all year round. Step inside to find a welcoming hallway leading to a ground floor wet room, and a bright, open-plan lounge and dining area. Patio doors connect this space to a large conservatory, perfect for relaxing and enjoying the garden views. The modern kitchen features smart fitted units and opens into a practical utility room, while the converted garage now serves as a versatile home office or cosy sitting room. Upstairs, there are three well-sized bedrooms and a stylish, fully tiled shower room. uPVC double glazing and combi fired gas central heating ensure Outside, the property offers off-road parking on a private driveway, and the rear boasts a charming, generously-sized garden with a patio area, ideal for outdoor entertaining or quiet relaxation. Council tax band D. Freehold.



Hallway

17'5" (5.31m) x 5'11" (1.8m)

Wet Room

5'4" (1.63m) x 4'5" (1.35m)

Lounge Dining Room

22'7" (6.88m) Max x 12'10" (3.91m) Max

Conservatory

18'0" (5.49m) x 9'9" (2.97m)

Kitchen

10'8" (3.25m) x 8'10" (2.69m)

Utility Room

12'5" (3.78m) x 8'8" (2.64m)

Garage Conversion

14'11" (4.55m) x 8'6" (2.59m)

Bedroom One

11'3" (3.43m) x 10'1" (3.07m) Max

Bedroom Two

12'5" (3.78m) x 9'2" (2.79m)

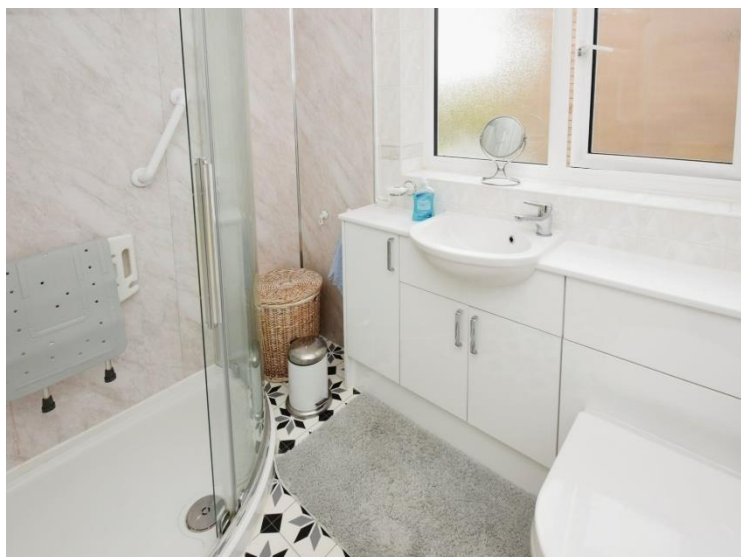
Bedroom Three

9'2" (2.79m) x 6'8" (2.03m)

Shower Room

7'8" (2.34m) x 5'6" (1.68m)

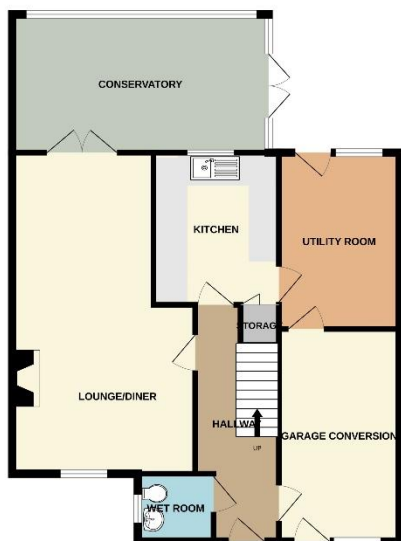






GROUND FLOOR
870 sq. ft. (80.8 sq.m.) approx.

1ST FLOOR
422 sq. ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 1292 sq. ft. (120.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not shown listed and no guarantee as to their operability or efficiency can be given.
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Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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