



# Woodkind Hey, Spital

£475,000



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to this charming and extended detached home offering a perfect blend of space and potential. Upon entering, you're greeted by a spacious hallway that leads seamlessly into a bright lounge, which flows into a cosy sitting room, ideal for relaxing or entertaining guests. The dining room is perfect for family meals, and the kitchen offers a great space to create your dream cooking area, while the downstairs WC adds convenience. To the first floor you will find three generously sized double bedrooms, ideal for family living. The bathroom features a separate WC, ensuring convenience for busy mornings. Outside, the property benefits from a private driveway, a garage, and a lovely garden, offering ample space for outdoor living and gardening. Situated in a popular residential area the property is within walking distance of Spital train station and local bus routes and within the catchment area for Poulton Lancelyn Primary School. There is a small selection of shops within walking distance on Spital crossroads with a more varied range available in Bebington Village. Motorway networks with links to Liverpool and Chester are a couple of minutes drive away. With no onward chain, this home offers a smooth and hassle-free purchase. A fantastic opportunity not to be missed! Council Tax Band E. Peppercorn Lease. Ultrafast broadband.



**Hallway**  
17'0" (5.18m) Max x 5'9" (1.75m)  
**Lounge**  
19'11" (6.07m) Into Bay x 11'1" (3.38m)  
**Sitting Room**  
9'10" (3m) x 11'1" (3.38m)



**Dining Room**  
11'11" (3.63m) Into Bay x 10'11" (3.33m)  
**Kitchen**  
9'8" (2.95m) Max x 10'11" (3.33m) Into Bay  
**Downstairs WC**  
3'7" (1.09m) x 2'8" (0.81m)

**Bedroom One**  
19'4" (5.89m) x 11'11" (3.63m)  
**Bedroom Two**  
11'8" (3.56m) Into Bay x 13'10" (4.22m) To Wardrobe  
**Bedroom Three**  
12'4" (3.76m) Into Bay x 13'0" (3.96m)  
**Bathroom**  
7'9" (2.36m) x 7'8" (2.34m)  
**Separate WC**  
4'10" (1.47m) x 2'11" (0.89m)





GROUND FLOOR

1ST FLOOR



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 illustrative purposes only and should be used as a guide by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Based on information 02/2020

**Contact Us:**

**0151 644 6000**

[lesley@lesleyhooks.co.uk](mailto:lesley@lesleyhooks.co.uk)

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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.