



Dutton Drive, Spital

£250,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming detached home, perfectly situated in the sought-after residential area of Spital. Just a short stroll from excellent local primary, secondary, and grammar schools, this property is ideal for families. Inside, you'll find a warm and inviting layout, featuring a bright lounge, a spacious dining room, and a lovely sun room that fills the space with natural light. The fitted kitchen offers both style and practicality. Upstairs, there are three double bedrooms and a modern three-piece bathroom with a shower over the bath. Outside, the property boasts a driveway with off-road parking leading to a garage. The delightful rear garden is perfect for relaxing or entertaining, with a well-maintained lawn and a patio area to enjoy outdoor living. With uPVC double glazing and combi fired gas central heating, this wonderful home offers both comfort and convenience in a fantastic location. Don't miss out on this fantastic opportunity! Council tax band D. Freehold. Ultra fast broadband.



Porch

3'1" (0.94m) x 3'0" (0.91m)

Lounge

21'2" (6.45m) x 10'9" (3.28m)

Dining Room

13'6" (4.11m) x 7'11" (2.41m)

Sun Room

10'6" (3.2m) x 12'2" (3.71m)

Kitchen

11'5" (3.48m) x 7'5" (2.26m)



Bedroom One

14'3" (4.34m) x 10'4" (3.15m)

Bedroom Two

11'0" (3.35m) x 7'9" (2.36m)

Bedroom Three

10'8" (3.25m) Into Wardrobe Recess x 8'8" (2.64m)

Bathroom

7'9" (2.36m) Max x 7'11" (2.41m) Max





GROUND FLOOR

1ST FLOOR



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Whilst every effort is made to ensure the accuracy of the information contained herein, the accuracy of the same is not guaranteed. The accuracy of the information is not guaranteed and the purchaser is 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.

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.