



Noctorum Avenue, Upton

£375,000



LESLEY HOOKS  
ESTATE AGENTS







A spacious five-bedroom semi-detached home offering an exceptional combination of suburban tranquillity and urban convenience. With a large garage, off-road parking for up to five cars, and a 120-foot-long private garden, this property is ideal for growing families and professionals looking for space, comfort, and accessibility. The property is situated in a sought-after family-friendly area, benefiting from excellent local schools, including Ridgeway High School (0.2 miles, 5-minute walk) A co-educational comprehensive school for ages 11-16, St. Peter's Catholic Primary School (0.5 miles, 10-minute walk) A well-rated primary school catering to ages 4-11 and Townfield Primary School (1 mile, 5-minute drive) A respected local primary school with a strong community ethos. Convenience and shopping with a late-night Co-Op store just 300 meters away, offering convenient access to groceries and essentials. Additional supermarkets, local shops, and amenities are also nearby. Transport and connectivity with Upton Train Station (0.6 miles, 10-minute walk) Offers services on the Borderlands Line, connecting to Bidston and Wrexham. Excellent bus links provide easy access to Birkenhead, Liverpool, and Chester: o Birkenhead: Quick access to shopping centres, leisure facilities, and parks. Easy access to major road networks, including the M53 motorway for convenient travel across the Wirral and beyond including Liverpool, ideal for commuters with direct transport links to the city centre and Chester, a historic city offering shopping, dining, and cultural experiences. This well-presented home is a fantastic opportunity for families and professionals looking for space, comfort, and great transport links. With excellent schools, local amenities, and easy access to Liverpool, Birkenhead, and Chester. The property offers everything needed for modern family life. Viewings are highly recommended. For more information or to arrange a viewing, please get in touch! Council tax band B. Freehold.

#### **Hallway**

15'7" (4.75m) x 7'10" (2.39m)

#### **WC**

4'0" (1.22m) x 3'7" (1.09m)

#### **Lounge**

13'7" (4.14m) Into Bay x 12'8" (3.86m)

#### **Sitting Room**

13'6" (4.11m) x 11'8" (3.56m)

#### **Kitchen Dining Room**

16'2" (4.93m) x 11'11" (3.63m) Max

#### **Utility Room**

7'11" (2.41m) x 5'2" (1.57m)

#### **WC**

5'2" (1.57m) x 2'11" (0.89m)

#### **Master Bedroom**

12'2" (3.71m) x 10'3" (3.12m)

#### **En-Suite Shower Room**

8'3" (2.51m) x 2'11" (0.89m)

#### **Bedroom Two**

13'7" (4.14m) Into Bay x 12'5" (3.78m)

#### **Bedroom Three**

13'7" (4.14m) x 11'8" (3.56m)

#### **Bedroom Four**

12'3" (3.73m) x 8'2" (2.49m)

#### **Bedroom Five**

8'4" (2.54m) x 7'9" (2.36m)

#### **Bathroom**

8'6" (2.59m) x 8'4" (2.54m)

#### **Garage**

18'0" (5.49m) x 12'6" (3.81m)









GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and the 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropack ©2025

**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.