



# Colmore Avenue, Spital

£260,000



**LESLEY HOOKS**  
ESTATE AGENTS





This welcoming semi-detached home sits on a good-sized plot and enjoys a fantastic open aspect to the rear, overlooking peaceful farmland – a real highlight for anyone who values space and outlook. The property is perfectly liveable as it stands, yet offers excellent scope to add your own personal stamp with some light aesthetic updating. Benefiting from uPVC double glazing and combi-fired gas central heating, the accommodation briefly comprises an entrance hall, an open-plan lounge and dining room with seamless access into the kitchen, creating a sociable and practical ground floor layout. To the first floor are three well-proportioned bedrooms and a modern three-piece family bathroom. Externally, the property offers a driveway to the front providing off-road parking, bags of space to the side, while to the rear you'll find a lovely garden with a patio area that enjoys a south westerly aspect – ideal for relaxing or entertaining while taking in the open views beyond. Ideally located, the home is within walking distance of local primary, secondary and grammar schools, with motorway links to Liverpool and Chester just a couple of minutes' drive away. Offered for sale with no onward chain, this is a great opportunity for families and buyers looking for a home with both comfort and potential. Council tax band C. Freehold.

#### **Hall**

5'8" (1.73m) x 3'2" (0.97m)

#### **Lounge Dining Room**

24'6" (7.47m) x 11'4" (3.45m) Max

#### **Kitchen**

8'4" (2.54m) x 7'1" (2.16m)

#### **Bedroom One**

14'0" (4.27m) x 8'6" (2.59m)

#### **Bedroom Two**

10'1" (3.07m) x 8'6" (2.59m)

#### **Bedroom Three**

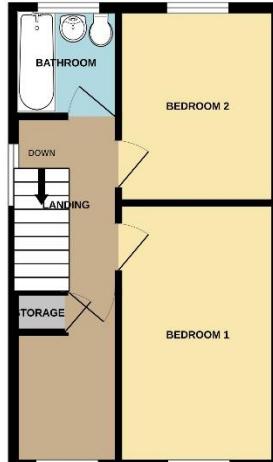
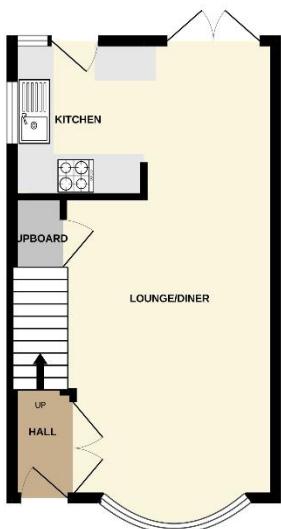
9'3" (2.82m) Max x 5'10" (1.78m)





GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.

1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 697 sq.ft. (64.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floor plan is not to scale. The floor plan is a guide only and no guarantee as to their suitability or efficiency can be given.  
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