



Harris Close, Spital

£300,000



LESLEY HOOKS
ESTATE AGENTS





Tucked away from the hustle yet perfectly placed for everything you need, this immaculate detached house is one not to be missed. Ready to move straight into and beautifully presented throughout, this is the kind of home that ticks every box for the growing family. With uPVC double glazing and combi fired gas central heating keeping things cosy and efficient, the well planned layout briefly comprises reception porch, a generous lounge flowing through to a dining room, a smart fitted kitchen and a versatile sitting room that would make a fantastic home office. Upstairs, three good size bedrooms and a spacious bathroom with a three piece white suite complete the picture. Step outside and you will find a lovely rear garden mainly laid to lawn, enjoying a glorious southerly aspect — perfect for those long summer evenings. To the front there is a driveway with off road parking and a detached garage, and — as if that wasn't enough — there is also a decent size area to the side offering real potential for extension, subject to the usual planning consents. The location is simply superb. Situated in a popular residential area, the property sits within walking distance of local primary, secondary and grammar schools, making the school run a breeze. Spital train station and numerous bus routes are just a ten minute stroll away, and a fantastic range of shops — including a Marks and Spencer mini food hall — are all on your doorstep. For those who commute, motorway links to Liverpool and Chester are just a couple of minutes by car. Seriously, what are you waiting for? Council tax band D. Freehold.



Hall
 3'11" (1.19m) x 3'3" (0.99m)
Lounge Dining Room
 23'9" (7.24m) Max x 12'1" (3.68m)
Kitchen
 10'0" (3.05m) x 7'9" (2.36m)
Sitting Room/Home Office
 16'9" (5.11m) x 7'4" (2.24m)



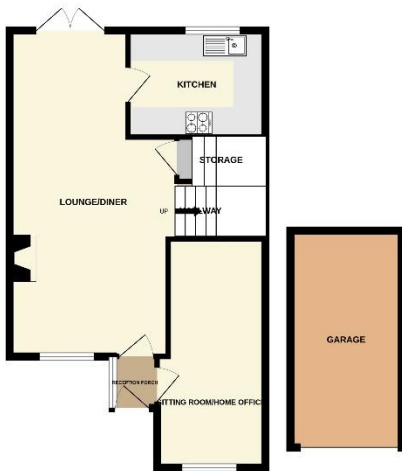
Bedroom One
 11'7" (3.53m) x 10'3" (3.12m)
Bedroom Two
 11'2" (3.4m) x 10'3" (3.12m)
Bedroom Three
 8'6" (2.59m) x 8'5" (2.57m)
Bathroom
 8'7" (2.62m) x 8'0" (2.44m)





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of items, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not 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 Blueprints 10/20/22

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