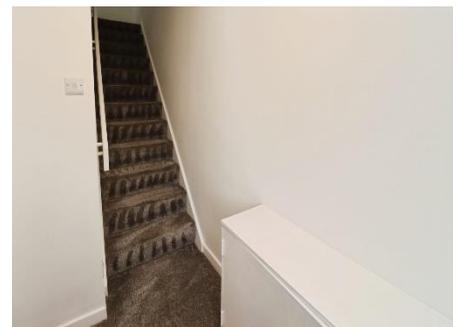




Langley Close Spital, Spital

£1,200 PCM



LESLEY HOOKS
ESTATE AGENTS





Oh my...a town house with the wow factor has just hit the market for rent and this one is an absolute must see! Stylish, immaculate and ready to move straight into — this charming and beautifully refurbished three bedroom town house is simply stunning from top to bottom! Fully transformed with new carpets, gorgeous solid oak doors and fresh new décor throughout, the attention to detail here is plain to see. With uPVC double glazing and combi fired gas central heating also in place, this really is the complete package! The welcoming reception hall sets the tone from the moment you arrive. The elegant lounge is a real head turner, featuring a gorgeous bow bay window that fills the room with light and gives it that extra touch of class — you are going to love spending time in here! The smart fitted kitchen dining room is equally impressive, combining style and practicality in perfect harmony and offering a wonderful space for family meals and entertaining alike! To the first floor, there are three well proportioned bedrooms, all beautifully presented, together with a truly gorgeous bathroom that is sure to impress — appointed to a standard that wouldn't look out of place in a boutique hotel! Outside, the paved patio garden to the rear is a lovely low maintenance space — perfect for relaxing on those warm summer evenings. A garage completes the picture! And the location? Absolutely spot on! Nestled in the ever popular residential area of Spital, the property sits within walking distance of outstanding local primary, secondary and grammar schools. Rail and bus routes are within easy reach, and for the commuter, motorway networks linking Liverpool and Chester are just a couple of minutes drive away! Seriously — this one will not hang around. Call us today to arrange your viewing. You are going to absolutely love it! Council tax band B. EPC rating C.



Hallway

7'0" (2.13m) x 4'4" (1.32m)

Lounge

16'6" (5.03m) x 11'4" (3.45m)

Kitchen Dining Room

14'5" (4.39m) x 8'10" (2.69m)

Bedroom One

13'1" (3.99m) x 8'3" (2.51m)

Bedroom Two

10'7" (3.23m) x 8'3" (2.51m)

Bedroom Three

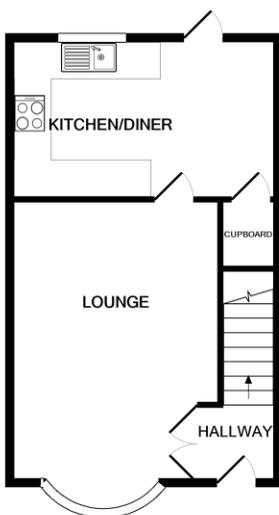
8'1" (2.46m) x 5'10" (1.78m)

Bathroom

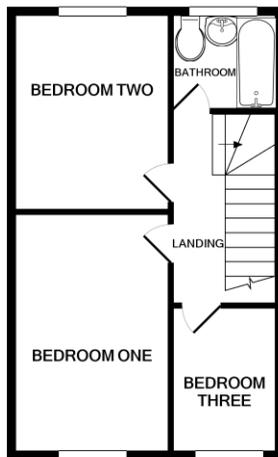
5'10" (1.78m) x 5'5" (1.65m)







GROUND FLOOR



1ST FLOOR



SITE PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 Plus) A			
(81-91) B			89
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.