



Broadstone Drive, Spital

£240,000



LESLEY HOOKS
ESTATE AGENTS





Occupying a generous plot in one of the Wirral's most sought-after addresses, this three-bedroom semi-detached home is the kind of property that simply doesn't hang around. Spital has long been a firm favourite with families, and once you discover what's on offer here, it's easy to see why. Step inside and you're welcomed by an entrance hall that sets the tone nicely. The lounge is a real crowd-pleaser, bathed in natural light courtesy of a classic bow bay window — the perfect spot to settle in with a coffee and watch the world go by. To the rear, the fitted kitchen dining room is a practical and sociable space that brings everyday family life together. Upstairs, three well-proportioned bedrooms provide all the breathing room a growing family needs, complemented by a three-piece bathroom. Outside, the property really comes into its own. To the front, a driveway offers the convenience of off-road parking — a much-coveted feature. To the rear, a lovely garden with a patio area enjoys an enviable south westerly aspect, meaning you'll be making the most of every ray of sunshine long into the evening. A side garden adds even more outdoor space, and a garage rounds off the package perfectly. And here's where it gets really exciting. Planning permission is already in place for a wraparound double storey side and rear extension, along with a single rear extension behind the existing house — valid until September 2028. For those with bigger ambitions, the hard work has already been done, and the potential to significantly increase both the size and value of this home is a genuine game-changer. And the location? It doesn't get much better. Within walking distance of well-regarded local primary, secondary and grammar schools, this home sits at the very heart of what makes Spital such a popular place to put down roots. Rarely does a home this well-positioned and with a plot this size come to market — we suggest you move quickly! Council tax band C. Freehold.



Hall

6'11" (2.11m) x 4'0" (1.22m)

Lounge

14'9" (4.5m) x 11'6" (3.51m)

Kitchen Dining Room

14'9" (4.5m) x 9'3" (2.82m)

Bedroom One

13'4" (4.06m) Into Wardrobe Recess x 8'5" (2.57m)

Bedroom Two

10'7" (3.23m) x 8'5" (2.57m)

Bedroom Three

8'7" (2.62m) x 5'11" (1.8m)

Bathroom

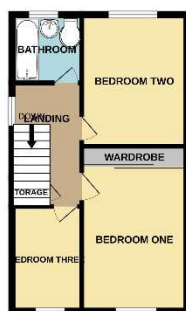
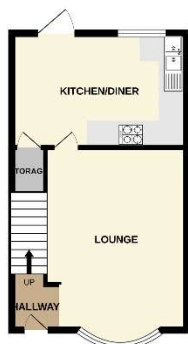
5'9" (1.75m) x 5'5" (1.65m)





GROUND FLOOR

1ST FLOOR



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