



Goostrey Close, Spital

£475,000



LESLEY HOOKS
ESTATE AGENTS





Tucked away in the ever-popular Spital, with the green open spaces of Brotherton Park quite literally on the doorstep, this immaculately presented detached home is the kind of property that doesn't come along very often. Offered with no onward chain and ready to move straight into, it is perfectly placed for a growing family to simply arrive, unpack, and begin making memories. From the moment you step inside, it is clear that this home has been lovingly maintained to an exceptional standard. The welcoming hallway, with its beautifully crafted glass and oak balustrade staircase, sets the tone immediately — this is a home that takes pride in every detail. A discreet downstairs WC adds everyday practicality without interrupting the flow. The ground floor has been thoughtfully arranged with family life firmly in mind. The generous lounge opens seamlessly into the dining room, creating a sociable, connected space ideal for everything from lazy Sunday mornings to lively dinner parties. The dining room, in turn, leads out through double doors into the conservatory — a wonderfully light-filled retreat where the garden feels ever-present, whatever the season. The smart fitted kitchen is a real asset, and with a separate utility room and internal garage access, the practicalities of busy family life are quietly and efficiently taken care of. Upstairs, four proper double bedrooms — and we do mean proper — offer generous, flexible space for the whole family. The main bedroom enjoys the luxury of its own en-suite shower room, while the remaining bedrooms are served by a beautifully appointed four-piece family bathroom. Space, comfort, and a little indulgence — it's all here. Outside, a driveway to the front provides off-road parking for two cars side by side, while to the rear, a lovely enclosed garden awaits — complete with a patio area that was surely made for summer evenings and weekend gatherings. For families with education at the forefront of their minds, you'll be pleased to know that local primary, secondary, and grammar schools are all comfortably within reach. This truly is a home that has everything a growing family could wish for — in quite possibly one of the area's most desirable settings. Early viewing is not just recommended; it is essential. Council tax band D. Freehold.



Hallway
18'5" (5.61m) x 5'9" (1.75m)

Downstairs WC
4'9" (1.45m) x 2'4" (0.71m)

Lounge
16'4" (4.98m) x 13'4" (4.06m)

Dining Room
10'6" (3.2m) x 9'9" (2.97m)

Conservatory
10'6" (3.2m) x 9'8" (2.95m)

Kitchen
12'0" (3.66m) x 9'6" (2.9m)

Utility Room
7'8" (2.34m) x 5'3" (1.6m)

Bedroom One
13'3" (4.04m) x 9'8" (2.95m)

En-Suite
7'7" (2.31m) x 5'6" (1.68m)

Bedroom Two
17'4" (5.28m) x 8'9" (2.67m)

Bedroom Three
14'0" (4.27m) x 10'0" (3.05m) Max

Bedroom Four
14'10" (4.52m) x 8'7" (2.62m)

Bathroom
8'8" (2.64m) x 7'3" (2.21m)

Garage
16'8" (5.08m) x 8'1" (2.46m)







GROUND FLOOR
828 sq.ft. (77.0 sq.m.) approx.

1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 1514 sq.ft. (140.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only. No prospective purchaser should rely on this plan. The fixtures, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency (as applicable).
Made with Metreplan (2002)

Contact Us:

0151 644 6000

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.