



Moseley Road, Spital

£240,000



LESLEY HOOKS
ESTATE AGENTS





If you've been searching for that ready-to-go, no-fuss family home in one of the Wirral's most popular postcodes, then look no further — this is it. Tucked away in the sought-after residential area of Spital, this well-presented three bedroom semi-detached home ticks all the right boxes from the moment you pull onto the driveway. With an excellent selection of primary, secondary and grammar schools all within easy walking distance, the location really does sell itself — and the house more than matches up. Step inside and you'll find a welcoming hall that leads through to a generous lounge which flows beautifully into the dining room — the kind of space that works just as well for a quiet family evening as it does for entertaining. A lovely bow bay window to the front fills the room with natural light, while double doors to the rear open out onto the garden, bringing the outside in on those warmer days. The fitted kitchen is conveniently accessed from the dining area, making the layout both practical and easy to live in. Upstairs, three well-proportioned bedrooms are served by a fully tiled three piece bathroom, complete with shower and shower screen over the bath — smart, clean and ready to use from day one. Outside, the property continues to impress. To the front, a driveway provides off-road parking, while to the rear you'll find a private garden with a patio area — perfect for lazy weekend mornings — along with a garage for all the extra storage you never knew you needed. Offered for sale with no onward chain, this really is a home you could move straight into and start making memories. Don't let this one pass you by. Council tax band C. Freehold.



Hall

5'9" (1.75m) x 3'6" (1.07m)

Lounge Dining Room

24'3" (7.39m) Max x 11'5" (3.48m) Max

Kitchen

8'6" (2.59m) x 7'2" (2.18m)

Bedroom One

14'0" (4.27m) x 8'3" (2.51m)

Bedroom Two

9'11" (3.02m) x 8'3" (2.51m)

Bedroom Three

6'7" (2.01m) x 5'11" (1.8m)

Bathroom

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







GROUND FLOOR

FIRST FLOOR



All floor plans shown have been made to order for the address of the property mentioned. Measurements are approximate and should not be used for any legal purposes. We do not warrant the accuracy of the measurements. The purchaser should verify the measurements before purchase. The purchaser should also verify the measurements on the ground floor and first floor. The purchaser should also verify the measurements on the ground floor and first floor. The purchaser should also verify the measurements on the ground floor and first floor.

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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.