



# Jocelyn Close, Spital

£325,000 Offers Over



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to this fantastic, extended semi-detached home, offering spacious and contemporary living that's perfect for a growing family or first-time buyer taking that exciting step onto the ladder. Tucked away in a cul-de-sac setting, this is the kind of location that's hard to come by — peaceful and private, yet brilliantly connected. Spital train station is just a couple of minutes' walk away, and local primary, secondary and grammar schools are all within easy reach on foot, making the morning school run an absolute breeze. Step inside and you're greeted by a welcoming entrance hallway, with a convenient downstairs WC — always a practical touch. The comfortable lounge is a lovely place to unwind, complete with a characterful log burner that adds real warmth and cosiness on those cooler evenings. The real showstopper, however, is the superb open-plan kitchen and family room — the true heart of this home. Beautifully designed and flooded with light, this generous space features a stylish island unit and integrated appliances, making it ideal for everything from busy family breakfasts to relaxed weekend entertaining. There's also a versatile sitting room that would work perfectly as a home office, playroom or snug — whatever suits your lifestyle. Upstairs, three well-appointed bedrooms are served by a modern, fully tiled three-piece bathroom, finished to a high standard and featuring a shower and shower screen over the bath — sleek, practical and ready to enjoy from day one. Outside, a driveway to the front provides off-road parking, while the rear garden is a real treat — a lovely, southerly facing space that soaks up the sun throughout the day, with a patio area that's just made for summer evenings al fresco. A truly wonderful home in a superb location. Early viewing is highly recommended — this one won't be around for long. Council tax band C. Freehold.



- Hallway**  
12'7" (3.84m) Max x 7'4" (2.24m)
- Downstairs WC**  
4'6" (1.37m) x 2'5" (0.74m)
- Lounge**  
16'2" (4.93m) x 11'10" (3.61m)
- Open Plan Kitchen Family Room**  
19'9" (6.02m) Max x 17'5" (5.31m) Max
- Sitting Room/Home Office**  
14'6" (4.42m) x 7'10" (2.39m)



- Bedroom One**  
12'10" (3.91m) x 11'10" (3.61m)
- Bedroom Two**  
11'11" (3.63m) x 10'4" (3.15m)
- Bedroom Three**  
8'7" (2.62m) x 7'7" (2.31m)
- Bathroom**  
7'4" (2.24m) x 5'6" (1.68m)





GROUND FLOOR

1ST FLOOR



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 such by any prospective purchaser. The services, fixtures and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Neoplex ©2020

**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.