



# Arkwood Close, Spital

£500,000



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to this beautifully presented four bedroom detached family home, tucked away on the ever popular Arkwood Close in Spital a location that truly has it all.

Immaculately maintained throughout and ready to move straight into, this impressive home offers an exceptional amount of space and flexibility across two floors. The generous layout comprises four versatile reception rooms, ideal for both family life and entertaining, alongside a well appointed kitchen, a handy utility room, and a convenient downstairs WC. Every room has been kept to the highest standard, reflecting the obvious pride of ownership throughout.

Upstairs, four good sized bedrooms and a well presented family bathroom complete what is a truly spacious and adaptable home.

Outside is where this property really shines. The beautiful rear garden is a wonderfully private retreat — not overlooked, peaceful, and perfect for families, garden lovers, and those who love to entertain al fresco.

The location is a real draw. Spital is one of the Wirral's most sought after addresses, and Arkwood Close sits within easy reach of Spital train station — ideal for commuters, as well as well regarded local schools and a great range of everyday amenities. A fantastic opportunity in a genuinely desirable spot. Viewing is highly recommended. Council tax band F. EPC tbc.



**Porch**  
2'9" (0.84m) x 9'4" (2.84m)

**Hallway**  
11'7" (3.53m) x 8'9" (2.67m)

**Lounge**  
20'5" (6.22m) x 10'10" (3.3m)

**Sitting Room**  
10'8" (3.25m) x 8'4" (2.54m)

**Dining Room**  
8'4" (2.54m) x 8'10" (2.69m)

**Living Room**  
8'5" (2.57m) x 17'7" (5.36m)

**Kitchen**  
11'9" (3.58m) x 8'10" (2.69m)

**Utility**  
5'1" (1.55m) x 8'1" (2.46m)

**Downstairs WC**  
2'8" (0.81m) x 8'10" (2.69m)

**Bedroom One**  
10'7" (3.23m) x 14'5" (4.39m)

**Bedroom Two**  
10'8" (3.25m) x 9'1" (2.77m)

**Bedroom Three**  
9'6" (2.9m) x 10'10" (3.3m)

**Bedroom Four**  
9'5" (2.87m) x 9'1" (2.77m)

**Bathroom**  
8'10" (2.69m) x 5'6" (1.68m)

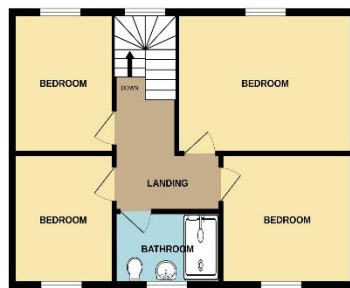






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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