



Wroxham Court, Upton

£90,000

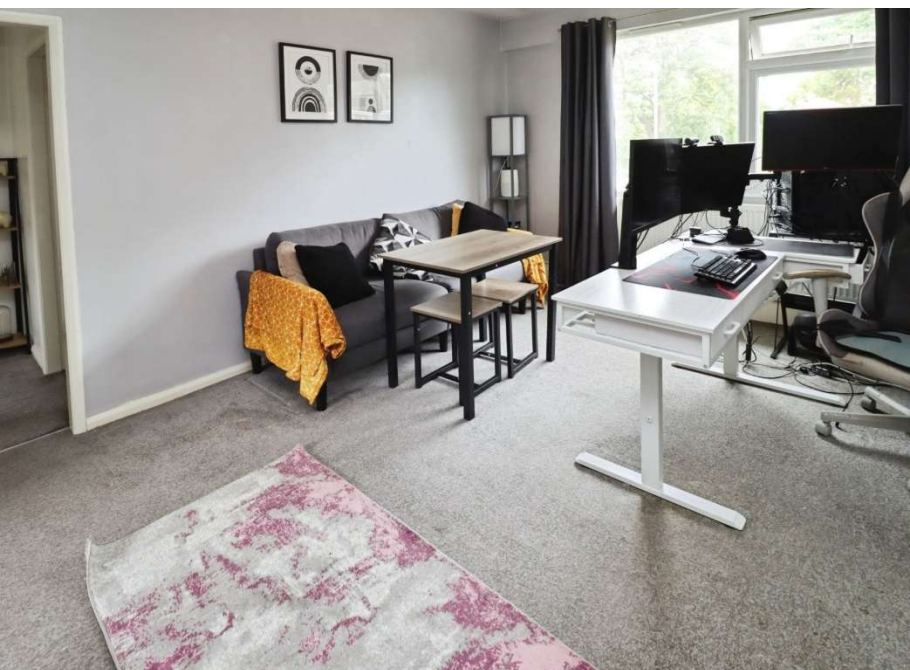


LESLEY HOOKS
ESTATE AGENTS





Tucked away in a popular pocket of Upton, yet just a short stroll from Upton Village with all the shops and amenities you could need, this deceptively spacious first floor flat is a real hidden gem — and one that ticks a lot of boxes at once. First time buyer? Looking to downsize? On the hunt for a solid buy to let opportunity? This one's worth a look. Step through the communal entrance and up to your own front door, where a welcoming hallway sets the tone for what's to come. The lounge is generous and light-filled, offering plenty of room to settle in, whether that's movie nights on the sofa or simply putting your feet up after a busy day. The fitted kitchen is a genuinely practical space, complete with oven, four ring gas hob, fridge and washing machine all included — so there's nothing to do here but move in and get the kettle on. From here, an inner hallway reveals two brilliant bonus features: a walk in larder cupboard and further storage cupboard, giving you the kind of everyday storage that so many flats simply don't offer. The double bedroom is a comfortable retreat, and having a built in wardrobe, while the three piece bathroom completes the internal accommodation nicely. Outside, residents benefit from communal gardens to the rear — a lovely spot to enjoy a bit of greenery without the upkeep — plus the added bonus of a garage on bloc, ideal for parking, storage, or both. With local schools and transport links within easy reach, and Upton village life right on your doorstep, this is a flat that offers far more than first impressions suggest. Council tax band A. Leasehold. Please note that the owner of this property is a 'Connected Person' to Lesley Hooks Estate Agents, as defined by the Estate Agents Act 1979.



Hall

5'9" (1.75m) x 3'1" (0.94m)

Lounge

14'6" (4.42m) x 10'10" (3.3m)

Kitchen

9'1" (2.77m) x 7'5" (2.26m)

Inner Hall

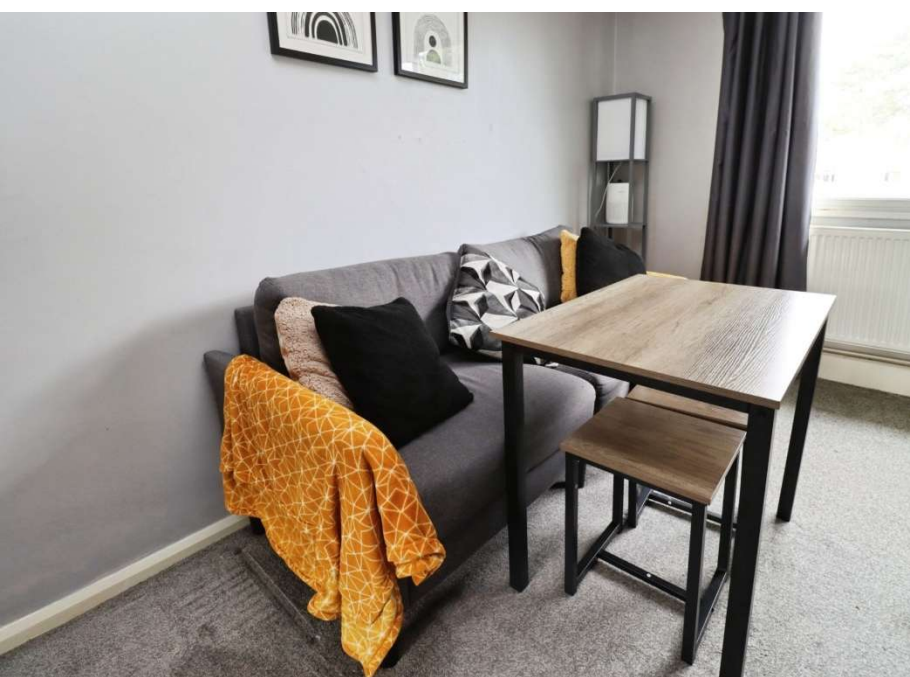
5'3" (1.6m) x 4'7" (1.4m)

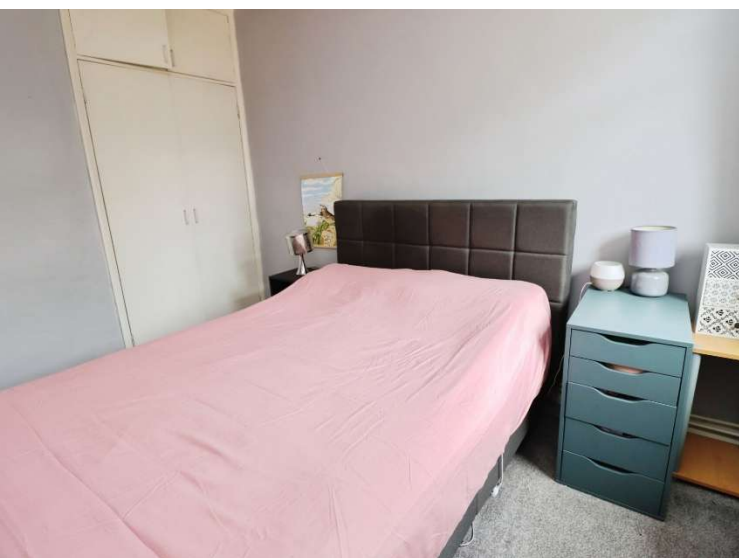
Bedroom

11'1" (3.38m) x 9'8" (2.95m)

Bathroom

6'11" (2.11m) x 5'7" (1.7m)







GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 468 sq.ft. (43.5 sq.m.) approx.
Measurements taken from the main entrance door. The measurements are for the internal area only. They do not include the area of the external walls, roof, garden, driveway, or any other areas. The measurements are for the internal area only. They do not include the area of the external walls, roof, garden, driveway, or any other areas. The measurements are for the internal area only. They do not include the area of the external walls, roof, garden, driveway, or any other areas.

Contact Us:

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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.