



Halsall Green, Spital

£325,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





If you're searching for a home that's truly ready to move into, look no further. This immaculately presented, extended, link detached property has been lovingly maintained to the highest standard throughout, offering the next owner the rare pleasure of simply turning the key and unpacking the boxes. Benefitting from uPVC double glazing and combi-fired gas central heating, this home combines comfort with efficiency, and the accommodation on offer is every bit as impressive as the presentation. Stepping through the hallway, you're welcomed into the living room, complete with a charming fireplace that forms a natural focal point. From here, open access flows through into the lounge dining room, creating a wonderfully sociable space that's perfect for entertaining or simply relaxing as a family — the kind of layout that adapts effortlessly to however you like to live. The fitted kitchen breakfast room is a real highlight, offering both style and practicality with a range of integrated appliances including a double oven, four-ring electric hob, fridge freezer and dishwasher. A handy pantry adds further storage, keeping the space clutter-free and ready for busy mornings or leisurely weekend breakfasts. Upstairs, three well-proportioned bedrooms provide comfortable accommodation for the whole family, while the stylish three-piece shower room completes the picture with a fresh, contemporary finish. To the front of the property, a driveway offers off-road parking and leads to the garage, complete with an electric roller shutter for effortless access. To the rear, a delightful garden awaits, featuring a patio area and a covered sitting area — ideal for enjoying the outdoors whatever the weather. An external WC adds a further practical touch that's sure to be appreciated. Ideally situated in the popular residential area of Spital, the property is within easy reach of local shops, schools and transport links, making this a fantastic choice for families and professionals alike. Homes presented to this standard don't come along often — early viewing is essential to avoid missing out! Council tax band C. Freehold.



Hallway

8'9" (2.67m) x 4'8" (1.42m)

Living Room

15'7" (4.75m) x 11'1" (3.38m)

Lounge Dining Room

21'5" (6.53m) x 10'0" (3.05m)

Kitchen Breakfast Room

17'7" (5.36m) x 8'6" (2.59m)

External WC

4'9" (1.45m) x 3'5" (1.04m)

Bedroom One

11'1" (3.38m) x 10'0" (3.05m)

Bedroom Two

10'0" (3.05m) x 9'4" (2.84m)

Bedroom Three

8'8" (2.64m) x 7'10" (2.39m)

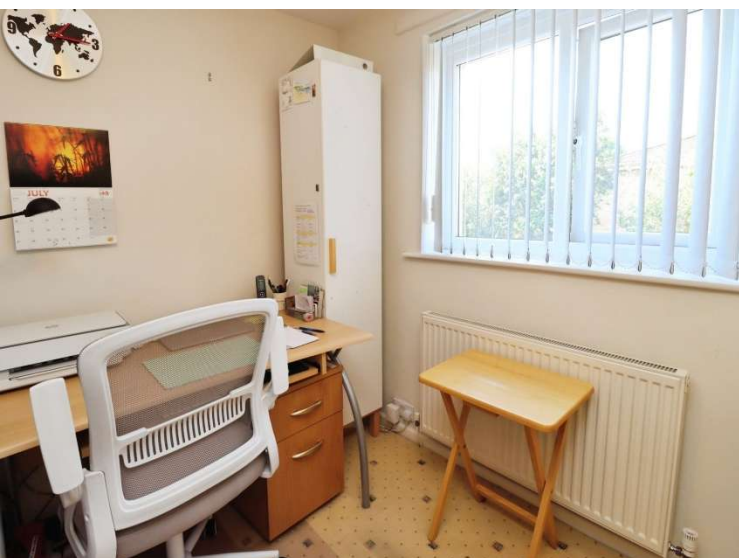
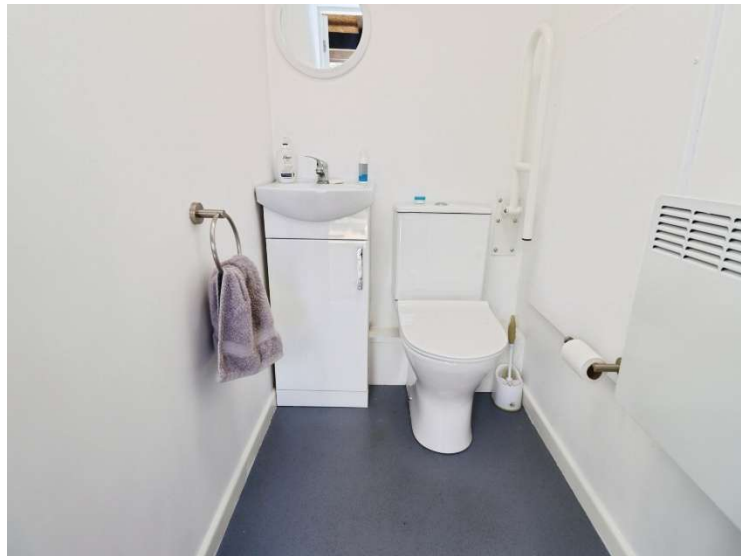
Bathroom

7'9" (2.36m) x 5'3" (1.6m)

Garage

16'5" (5m) x 8'10" (2.69m)







GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 1209 sq.ft. (112.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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