



## Hockenhull Close, Spital

£425,000 Offers Over



**LESLEY HOOKS**  
ESTATE AGENTS





This beautifully proportioned detached home is perfect for modern family living, combining space, style and comfort throughout. As you step inside, you're welcomed by a bright and spacious hallway, where a contemporary oak and glass staircase sets the tone for the home's elegant design. A handy downstairs WC adds convenience, while the lounge flows into a sitting room, creating a versatile space for relaxing or entertaining. The heart of the home is the superb open-plan kitchen and family room, complete with sleek quartz worktops, underfloor heating and bi-fold doors that open out to the garden, bringing the outdoors in. Just off the kitchen, a practical utility room with under floor heating offers direct access to the garage.



Upstairs, there are four generous bedrooms, offering plenty of space for everyone. The master suite is a real retreat, featuring a luxurious en-suite shower room with his and her wash basins, as well as a walk-in wardrobe for excellent storage. A stylish family bathroom, with a shower over the bath, serves the remaining bedrooms. Outside, the driveway provides off-road parking and leads to the garage, while the rear garden and patio offer a private and welcoming space for outdoor dining and family time. Perfectly situated in a popular residential area, the property is within easy walking distance of local primary, secondary and grammar schools, with Spital train station just five minutes away – making daily life both convenient and connected. Don't miss the opportunity to make this your forever home! Council tax band D. Freehold.



#### **Hallway**

26'3" (8m) x 5'10" (1.78m)

#### **WC**

3'11" (1.19m) x 2'8" (0.81m)

#### **Lounge**

17'7" (5.36m) x 10'10" (3.3m)

#### **Sitting Room**

12'1" (3.68m) x 10'2" (3.1m)

#### **Open Plan Kitchen Family Room**

24'0" (7.32m) x 11'10" (3.61m)

#### **Utility Room**

10'2" (3.1m) x 5'7" (1.7m)

#### **Garage**

13'9" (4.19m) x 8'6" (2.59m)

#### **Master Bedroom**

11'9" (3.58m) x 11'1" (3.38m)

#### **En-Suite**

8'0" (2.44m) x 5'8" (1.73m)

#### **Walk in Wardrobe**

5'10" (1.78m) x 6'3" (1.91m)

#### **Bedroom Two**

12'8" (3.86m) x 10'7" (3.23m)

#### **Bedroom Three**

10'5" (3.18m) x 10'6" (3.2m)

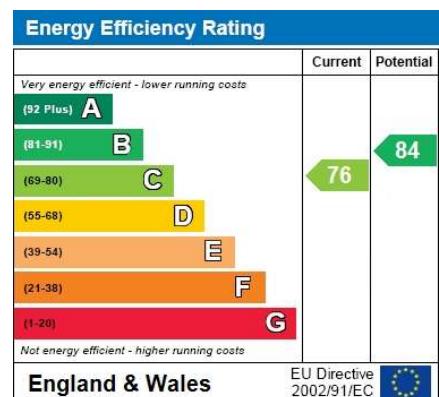
#### **Bedroom Four**

9'4" (2.84m) x 6'11" (2.11m)

#### **Bathroom**

5'4" (1.63m) x 6'6" (1.98m)





Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and not responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Floor plan reference: 0222

## Contact Us:

**0151 644 6000**

[lesley@lesleyhooks.co.uk](mailto: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 or 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.