



# Reade Close, Spital

£950 PCM



**LESLEY HOOKS**  
ESTATE AGENTS





This deceptively spacious terraced bungalow offers comfortable and well-presented accommodation, ideal for a range of tenants. Benefiting from uPVC double glazing and combi-fired gas central heating, the property is thoughtfully laid out and easy to enjoy. The accommodation comprises a welcoming hallway with a handy storage cupboards, leading through to a bright open-plan lounge and dining area with open access into the fitted kitchen, complete with oven and four-ring gas hob. There are two well-proportioned bedrooms, both featuring fitted storage cupboards, with the main bedroom further enhanced by built-in sliding robes. A stylish three-piece bathroom completes the interior. Externally, the property enjoys a low-maintenance paved garden to the rear, while the front offers ample parking facilities. Ideally situated, the bungalow is within easy reach of local shops, schools and excellent transport links, making it a convenient and appealing place to call home. Council tax band B.

### **Hallway**

9'7" (2.92m) Max x 11'0" (3.35m) Max

### **Lounge Through Dining Room**

26'10" (8.18m) Max x 10'11" (3.33m) Max

### **Kitchen**

15'4" (4.67m) x 8'8" (2.64m)

### **Bedroom One**

13'6" (4.11m) x 11'3" (3.43m) Max

### **Bedroom Two**

11'1" (3.38m) x 7'5" (2.26m)

### **Bathroom**

6'5" (1.96m) x 6'1" (1.85m)





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



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

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**TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.**  
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no liability is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and the gas company is not liable for any inefficiency that may arise.  
Made in Britain C0200

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.