



Eastham Rake, Eastham

£265,000



LESLEY HOOKS
ESTATE AGENTS





With an incredible driveway, this semi-detached house offers deceptively spacious and well planned accommodation. Having uPVC double glazing and combi fired gas central heating the layout briefly comprises hallway, lounge with log burner and open plan kitchen dining room with breakfast bar, with excellent range of units at both eye and floor level, contrasting work tops, oven and electric hob, double doors to the rear. To the first floor there are three bedrooms and a stylish bathroom with three piece suite in white comprising bath with shower and shower screen over, wash hand basin and wc, fully tiled walls and floor, window to the side, ceiling down lights. To the second floor there is a loft room currently used as a fourth bedroom with skylight, eaves storage and exposed brick chimney breast. To the rear of the property there is a garden laid to lawn and a paved patio. To the front there is a generous driveway with off road parking for several cars leading to the garage. Situated in a popular residential area the property is within walking distance of local shops, schools and amenities. Motorway networks with links to Liverpool and Chester are a couple of minutes drive away. This property is Freehold. Tax B.



Hallway

13'0" (3.96m) x 6'0" (1.83m)

Lounge

13'0" (3.96m) x 11'0" (3.35m)

Kitchen Dining Room

18'0" (5.49m) x 13'0" (3.96m) Max

Bedroom One

13'0" (3.96m) x 11'0" (3.35m)

Bedroom Two

11'1" (3.38m) x 11'0" (3.35m)

Bedroom Three

7'0" (2.13m) x 6'1" (1.85m)

Bathroom

8'0" (2.44m) x 6'0" (1.83m)

Loft Room

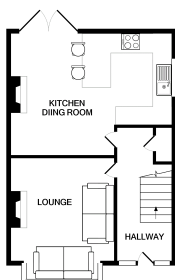
17'0" (5.18m) Into Recess x 12'0" (3.66m)

Garage

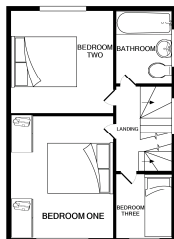
20'2" (6.15m) x 10'4" (3.15m)



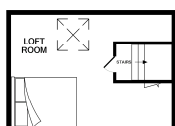




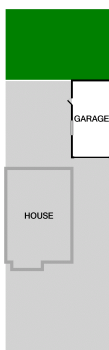
GROUND FLOOR



1ST FLOOR



2ND FLOOR



SITE PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of areas, volumes, fixtures and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statements. This plan is for illustrative purposes only and should be used as such for 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.
Made with Metaplan 10/200

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.