



# Plymyard Avenue, Eastham

£290,000



**LESLEY HOOKS**  
ESTATE AGENTS





Attractive three bedroom detached home ready to MOVE straight into! Nestled in a desirable residential area, this home boasts an inviting ambiance and modern conveniences throughout, making it an ideal choice for those seeking comfort and style. From its well-maintained exterior to its tastefully designed interior, every aspect of this property exudes charm and practicality. Upon entering, you are greeted by a welcoming hallway that sets the tone for the rest of the home. The ground floor features a convenient downstairs WC, ensuring convenience for both residents and guests. The dining room, seamlessly connected to the lounge through an open layout, creates a perfect space for entertaining or relaxed family gatherings. The heart of the home lies in the modern fitted kitchen, where functionality meets aesthetics. Equipped with contemporary appliances and ample storage space. To the upper level, you'll find three generously sized bedrooms with natural light through the windows, enhancing the airy ambiance of these rooms. A stylish shower room completes the upper level, featuring sleek fixtures and a refreshing atmosphere. Outside, the property continues to impress with its well-appointed features. A concrete impressed driveway provides convenient off-road parking at the front, while extending to the rear, where a delightful patio area awaits. Overlooking a lush lawn, a raised timber sundeck offers the perfect spot for outdoor relaxation or alfresco dining. Additionally, a detached garage provides practical storage solutions for vehicles or household items. Situated in a sought-after neighborhood, this home offers easy access to a range of local amenities. From shops along Plymyard Road to Bromborough Village, everyday conveniences are within reach, ensuring a comfortable lifestyle for residents. In summary, this attractively presented detached home combines modern living with practicality, creating a haven that is both stylish and functional. With its inviting ambiance and desirable location, it's ready to welcome new owners and provide a lifestyle of comfort and convenience for years to come.



**Hallway**

9'8" (2.95m) x 6'8" (2.03m)

**Lounge**

16'9" (5.11m) x 9'11" (3.02m)

**Dining Room**

13'10" (4.22m) x 7'7" (2.31m)



**Downstairs WC**

3'9" (1.14m) x 3'6" (1.07m)

**Kitchen**

9'8" (2.95m) x 7'7" (2.31m)

**Bedroom One**

14'3" (4.34m) x 9'2" (2.79m)

**Bedroom Two**

10'11" (3.33m) x 12'1" (3.68m)

**Bedroom Three**

11'11" (3.63m) x 6'6" (1.98m)

**Bathroom**

9'7" (2.92m) x 3'2" (0.97m)

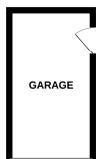
**Garage**

25'4" (7.72m) x 10'8" (3.25m)

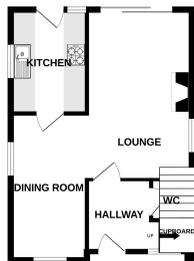




GROUND FLOOR



1ST FLOOR



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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Contact Us:

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