



Thornleigh Avenue, Eastham

£179,995



LESLEY HOOKS
ESTATE AGENTS





This unassuming three-bedroom end terrace home conceals an unexpectedly spacious interior, offering a delightful blend of comfort and functionality. Boasting an open aspect to the front the location is within walking distance of various amenities, this property is a gem awaiting discovery. Upon entering the home, you are greeted by a welcoming hallway that leads you into the heart of the residence. The ground floor seamlessly integrates various living spaces, including a generously proportioned living room. This open layout creates an inviting atmosphere, perfect for both relaxation and entertaining. The well-designed kitchen complements the overall aesthetic, providing a practical space for culinary endeavors. Ascending to the first floor, you'll find three well-appointed bedrooms, each offering a comfortable and private retreat. The modern family bathroom provides a three piece suite in white. The exterior of the property is equally impressive, featuring a remarkably spacious garden predominantly laid to lawn. The patio area offers an inviting space for outdoor gatherings and to the front a driveway for ample parking. Situated in the popular residential area the property enjoys proximity to locale range of diverse shops. For those reliant on public transportation, Eastham Rake train station is conveniently located just a a short walk away, ensuring easy access to various destinations. Families will appreciate the convenience of having local primary and secondary schools within easy reach, making the property an ideal choice for those with educational priorities.



Entrance Hallway

12'0" (3.66m) x 6'0" (1.83m)

Lounge

13'11" (4.24m) x 12'5" (3.78m)

Kitchen/Family Dining Room

20'2" (6.15m) x 10'0" (3.05m)

Bedroom One

12'8" (3.86m) x 11'7" (3.53m)

Bedroom Two

11'0" (3.35m) x 10'0" (3.05m)

Bedroom Three

9'0" (2.74m) x 8'6" (2.59m)

Bathroom

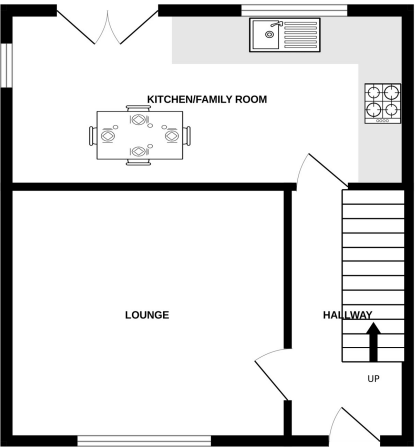
7'2" (2.18m) x 5'5" (1.65m)



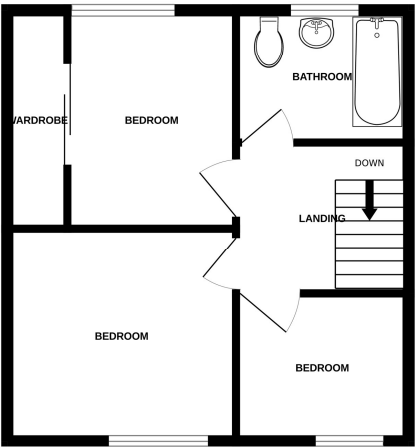




GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		85
(81-90) B		
(69-80) C	71	
(55-68) D		
(45-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.