



Heygarth Road, Eastham

£275,000



LESLEY HOOKS
ESTATE AGENTS





Immaculately presented throughout this modern semi detached property is ideal for the growing family with a fantastic kitchen/family room. Having uPVC double glazing and gas central heating the ground floor layout comprises hallway, two reception rooms and a modern fitted kitchen. Upstairs you'll find three bedrooms and a stylish family bathroom. Outside the property there is a driveway with ample off road parking to the front and to the rear is a garden with garage with additional storage space, patio seating area. Ideally situated in a popular residential area the property is within walking distance to local primary and secondary schools. There is an good selection of shops and eateries along Allport Road and for a wider selection Bromborough Village and Retail Park are a short drive away. Motorway networks with links to Liverpool and Chester are less than a ten minute drive away. Freehold. Council Tax Band B.



Hall

14'2" (4.32m) x 6'6" (1.98m)

Dining Room

12'4" (3.76m) x 10'6" (3.2m)

Bay window to the front, space for dining and entertaining.



Lounge

12'4" (3.76m) x 10'7" (3.23m)

Feature fireplace with real flame gas fire, double doors opening onto the kitchen/family room.

Kitchen/Family Room

18'4" (5.59m) Max x 16'9" (5.11m)

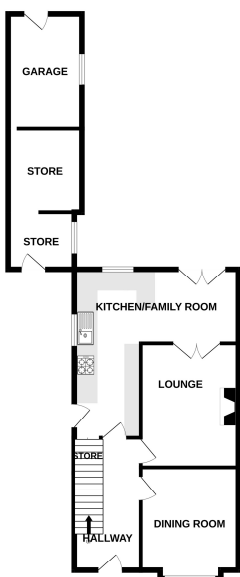
Narrowing to 6'0"

Superb family space with dining, seating and kitchen area, the kitchen





GROUND FLOOR
795 sq ft (73.3 sq m) approx.



1ST FLOOR
427 sq ft (39.7 sq m) approx.



TOTAL FLOOR AREA: 1222 sq ft (109.8 sq m) approx.

While every effort has been made to ensure the accuracy of the information contained herein, measurements, plans, drawings, views and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plans are for guidance 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 is given regarding their condition or performance.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(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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