



Selkirk Avenue, Eastham

Offers over £220,000



LESLEY HOOKS
ESTATE AGENTS





Looking to downsize? This bungalow might just be the one for you! Offered for sale with no onward chain and with uPVC double glazing and gas central heating the layout comprises entrance hall, spacious lounge, kitchen, two bedrooms and a stylish bathroom. To the front of the property there is a garden and a driveway with off road parking. To the rear is a garden mostly laid to lawn and patio seating area and a garage. Located in a popular residential area the property is within easy reach of local amenities including a small selection of shops along Plymyard Avenue and for a more varied range Bromborough Village is a short drive away. For transport links there are numerous bus stops within walking distance on Plymyard Avenue and access to the A41 and motorway networks is nearby. Council Tax Band C



Entrance Hall

6'8" (2.03m) x 5'0" (1.52m)

Window to the front, access through to kitchen and lounge.

Lounge

16'7" (5.05m) x 12'0" (3.66m)

Window to the front, fireplace and access to inner hall leading to bedrooms and bathroom.



Kitchen

10'6" (3.2m) x 7'11" (2.41m)

Fitted kitchen with range of units at both eye and floor, window and door to the side, integrated fridge freezer, cooker and dishwasher.

Bedroom One

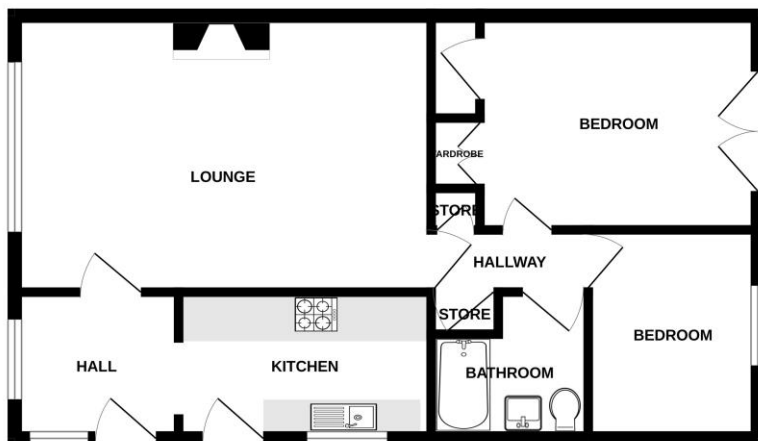
13'4" (4.06m) x 9'0" (2.74m)

Built in wardrobe, double doors opening onto the rear garden.






GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 527 sq.ft. (49.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		
(92 Plus) A		89
(81-91) B		
(69-80) C	68	
(55-68) D		
(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.