



Argyll Avenue, Eastham

£220,000



LESLEY HOOKS
ESTATE AGENTS





Step inside and you'll be greeted by a cozy lounge with a feature fireplace that's perfect for those autumn evenings! The EXTENDED rear family/dining room is a true highlight, featuring patio doors that open onto the decking area. You can wine and dine with easy access from the kitchen for family gatherings and entertaining guests. The downstairs shower room is an absolute game-changer in this home it brings both convenience and a practical addition but also a fabulous one. To the first floor there are three bedrooms that are just right for you providing all the space you need. The real star of the show is the garden with its raised decked area and easy maintenance with a storage shed for your practical needs. To the front of the property there is an ample driveway which offers ample parking options. Plus, the garage adds convenience and extra storage space. This home is perfect for those who want a comfortable and relaxed lifestyle without the hassle and cost of having to extend. Don't miss out on this opportunity to make it yours! Come and see it for yourself – you won't be disappointed. Council tax band B. Freehold.



Porch

5'6" (1.68m) x 5'1" (1.55m)

Hallway

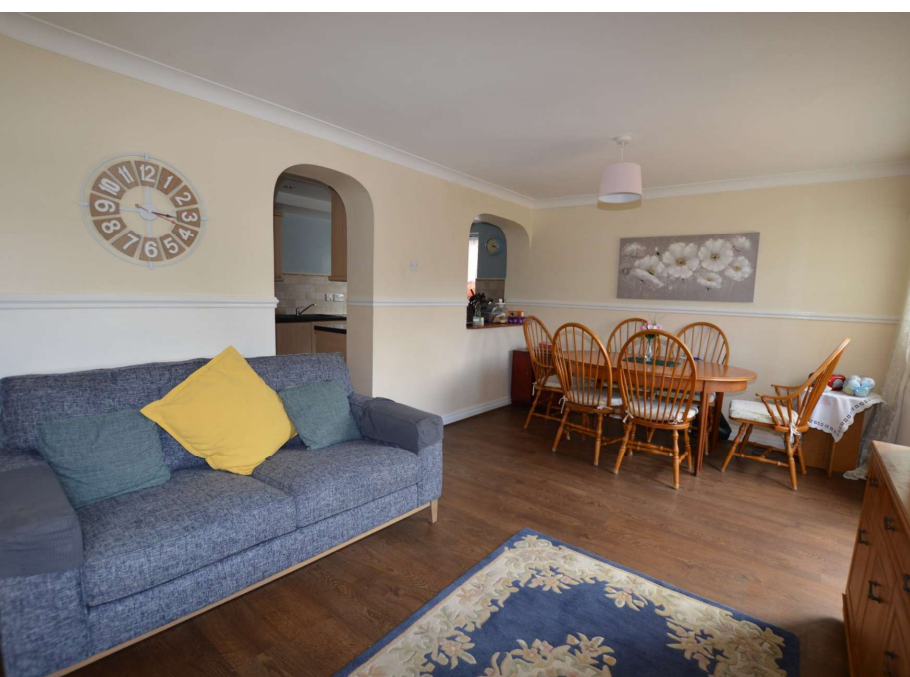
9'11" (3.02m) x 5'7" (1.7m)

Lounge

23'11" (7.29m) x 10'2" (3.1m) Max

Family/Dining Room

21'5" (6.53m) x 11'0" (3.35m) Max



Kitchen

14'7" (4.45m) x 7'5" (2.26m)

Bedroom One

12'11" (3.94m) x 9'9" (2.97m)

Bedroom Two

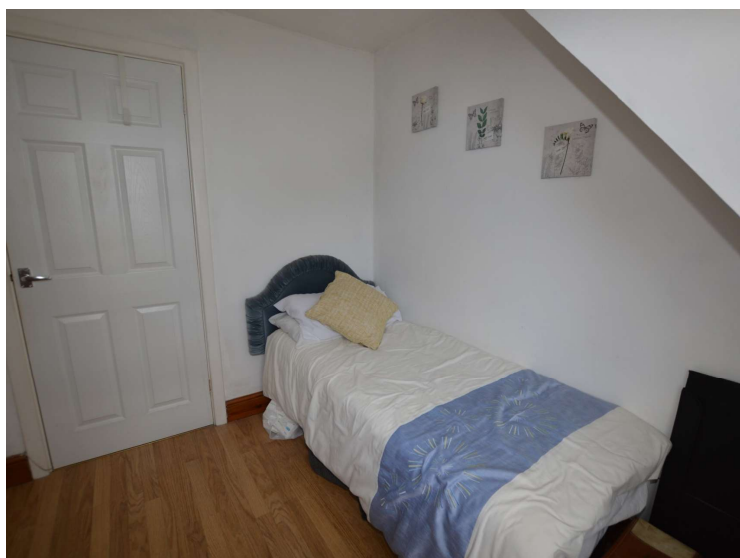
12'0" (3.66m) x 8'0" (2.44m)

Bedroom Three


8'3" (2.51m) x 8'0" (2.44m)

Garage

17'9" (5.41m) x 7'11" (2.41m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.