



# Plymyard Avenue, Eastham

£349,995



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to this stunning detached three-bedroom home, fully modernised and move-in ready. Step through the inviting entrance hall, where a convenient WC is tucked away, perfect for guests. This leads into an expansive open-plan living space, thoughtfully designed to combine comfort and style with a stunning feature fireplace. The lounge flows seamlessly into a bright dining area, creating an ideal setting for entertaining or family gatherings. Beyond the dining space, the sleek, modern kitchen awaits, boasting a stylish breakfast island and high-quality built-in units for ample storage and functionality.

On the first floor, you'll find three generously sized bedrooms, each offering plenty of natural light and storage. The bathroom is contemporary and well-appointed, completing the upstairs layout to meet all your needs.



Outside, the property benefits from a spacious driveway, capable of accommodating multiple vehicles, ensuring parking is never an issue. At the rear, a private garden offers a tranquil outdoor retreat, perfect for relaxation, play, or hosting friends and family. This home is a perfect blend of modern living with ample space, comfort, and ready to welcome its new owners.

**Porch**  
5'2" (1.57m) x 3'8" (1.12m)

**Open Plan Lounge/Dining Room**  
30'6" (9.3m) x 20'0" (6.1m) Max

**Kitchen**  
15'11" (4.85m) x 12'8" (3.86m)

**Downstairs WC**  
7'2" (2.18m) x 3'6" (1.07m)

**Bedroom One**  
10'9" (3.28m) x 14'4" (4.37m) Max

**Bedroom Two**  
11'7" (3.53m) x 10'4" (3.15m)

**Bedroom Three**  
8'2" (2.49m) x 7'5" (2.26m)

**Bathroom**  
7'11" (2.41m) x 5'7" (1.7m)

**Garage**  
17'0" (5.18m) x 8'3" (2.51m)







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

**Contact Us:**

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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.