



# Sutherland Drive, Eastham

Offers Over £200,000



LESLEY HOOKS  
ESTATE AGENTS







This attractive bungalow offers a wonderful opportunity for those looking to down size. Upon entering, you are welcomed by an entrance hall that leads to a spacious lounge, providing a comfortable and inviting living space. The kitchen is fitted with units at both eye and floor level, with a door out to the side. The layout further includes two bedrooms, providing flexibility for various needs (the master bedroom with built in wardrobe) and a shower room for added convenience. The front of the property boasts a well-maintained garden and a driveway, ensuring ample off-road parking space. Meanwhile, the rear of the bungalow features a delightful garden predominantly laid to lawn, complemented with patio seating area. Additionally, a garage adds further utility and storage options. Situated in a popular residential area, this property is conveniently located with easy access to local amenities. A small selection of shops along Plymyard Avenue caters to daily needs, while a short drive leads to the more extensive offerings in Bromborough Village. Transportation is readily available, with numerous bus stops within walking distance on Plymyard Avenue. Furthermore, quick access to the A41 and motorway networks enhances connectivity. With the added benefit of being in Council Tax Band C, this bungalow presents a well-rounded and appealing package for those seeking a downsize, comfortable living space in a convenient and desirable location.

### Entrance Hall

6'5" (1.96m) x 3'2" (0.97m)

### Lounge

16'4" (4.98m) x 12'2" (3.71m)

### Kitchen

10'6" (3.2m) x 7'8" (2.34m)

### Bedroom

13'3" (4.04m) x 9'0" (2.74m)

### Bedroom

10'5" (3.18m) x 8'11" (2.72m)

### Shower Room

7'6" (2.29m) x 6'1" (1.85m)

Narrowing to 3'4"

### Garage

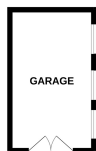
15'0" (4.57m) x 11'3" (3.43m)



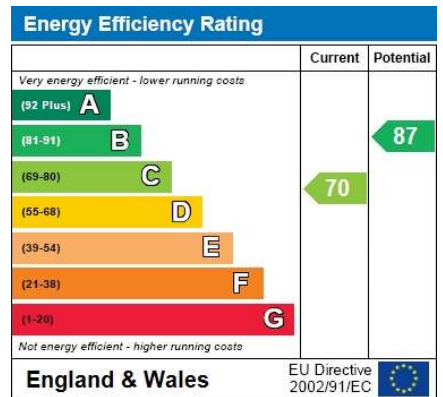




GROUND FLOOR  
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (72.9 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the foregoing description, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or condition.



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