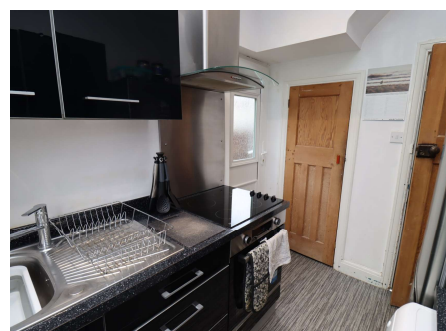
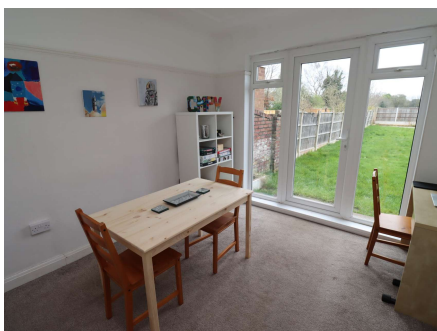




Raeburn Avenue, Eastham

£270,000



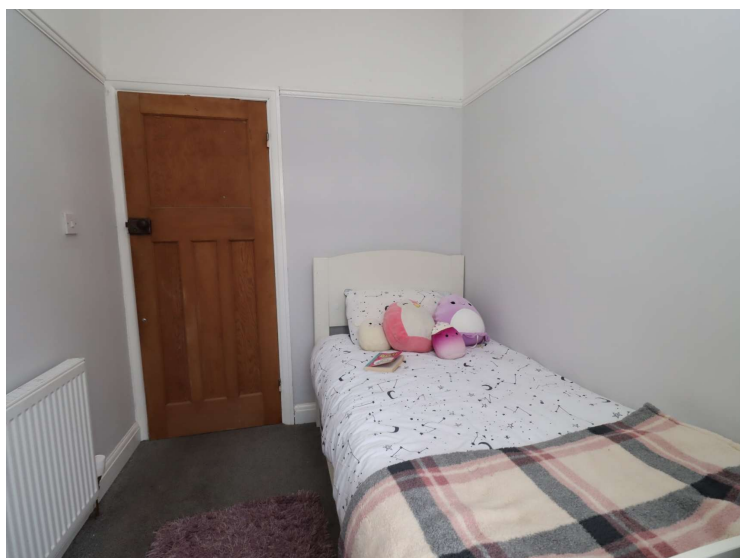
LESLEY HOOKS
ESTATE AGENTS





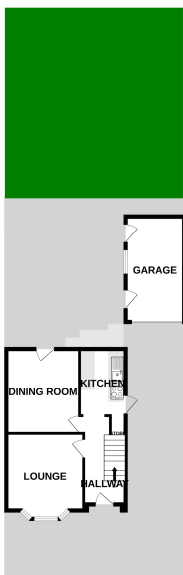
Welcome to this delightful three bedroom semi-detached house, exuding traditional charm and located in a sought after area. Boasting a generous garden with an open aspect to the rear, this property promises an idyllic setting for families seeking both space and convenience. As you step through the front door, you're welcomed into generous hallway leading to a fitted kitchen and not one, but two generous reception rooms, perfect for gatherings with family and friends or simply unwinding after a long day. Ascending to the first floor, you'll discover three comfortably sized bedrooms, each offering a peaceful retreat for rest and relaxation and a modern family bathroom. However, the true gem of this property lies beyond the back door – the expansive garden. Stretching out before you, this outdoor haven offers endless possibilities for enjoyment and relaxation. With its generous size and open aspect to the rear, the garden provides a sense of tranquility. Whether it's hosting outdoor gatherings, cultivating a thriving garden, or simply basking in the beauty of nature, this garden is sure to be the envy of your friends.

Adding to the appeal of this property is its proximity to the highly regarded Raeburn Primary School, making it an ideal choice for families with young children. Freehold. Council Tax Band C. Energy Rating D.





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Us:

0151 334 5875

lesley@lesleyhooks.co.uk

23 Allport Lane, Bromborough,
Wirral, Merseyside, CH62 7HH

While every effort has been made to ensure the accuracy of the information contained herein, measurements of areas, volumes, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the property purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.
Based on EPC rating 63/88

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.